

BLOCK G

— East Point —

Lisney

Investment For Sale

BLOCK G

EASTPOINT BUSINESS PARK

DUBLIN 3

For Sale By Private Treaty // Tenants Not Affected



EastPoint is a world class business park accommodating more than 120,000 Sq m of office space in a central Dublin location.

Block G is a modern office block comprising three levels of quality accommodation fully occupied by two tenants.

KEY FEATURES

- 2,643 Sq m (26,510 Sq ft) of office accommodation
- 49 surface car spaces
- 100% occupied by two tenants
- Total contracted rental income of €590,352 per annum from May 2021
- Close to amenities and public transport
- Future development potential subject to planning permission





Dublin Airport.
Dublin International Airport

City Centre
Dublin



DPT/East Wall Road
Dublin Port Tunnel
Dublin Docklands

IFSC

M50 Motorway

M1 Motorway

N2

M1

M50

M50

M50

PHOENIX PARK

LOCATION

EastPoint is one of the country's largest and most successful Business Park schemes, with more than 120,000 sq m of office space. The Park has attracted global tech occupiers including Oracle, Google, Cisco, Verizon, Fineos and Activision Blizzard, earning the moniker "the Gateway to Dublin's Silicon Docks". The blue chip tenant list further includes Deutsche Bank, Virgin Media, British Airways and Enterprise Ireland.

Located less than 2km from the North Docklands at the entrance to the Port tunnel, EastPoint enjoys easy access to DART rail services, commuter bus routes, dedicated cycle routes and the national motorway network. Its 40 acre landscaped waterside setting, tennis courts, and 5 a side soccer pitch are cited by occupiers as key factors in attracting talent.

WALKING TIMES



EASTPOINT SHUTTLE BUS

Servicing Clontarf Road Dart Station & Point Depot Luas



DART

Clontarf Road



DUBLIN BUS

Clontarf Road Junction

DRIVING TIMES



DUBLIN PORT



PORT TUNNEL



DUBLIN AIRPORT

Via Port Tunnel



CISCO

VIRGIN MEDIA

GOOGLE

SPORTS FACILITIES

FINEOS

DATALEX

ORACLE

ORACLE

BLOCK G

DUBLIN PORT TUNNEL

DESCRIPTION

The property comprises a standalone, three storey office property constructed circa 1996. The building is of reinforced concrete frame construction with a limestone clad façade. There is a structural steel frame canopy at the building entrance.

The property has regular, rectangular floor plates with a single tenant occupying each floor. The floors are laid out to provide a mixture of open plan and cellular office spaces with kitchen and wc facilities.

The building sits on a 0.75 acre plot. The very low density of the site relative to its neighbours points to a refurbishment/development opportunity to more than double the size of the building to 60,000 sq ft, subject to planning permission.

SUMMARY SPECIFICATION

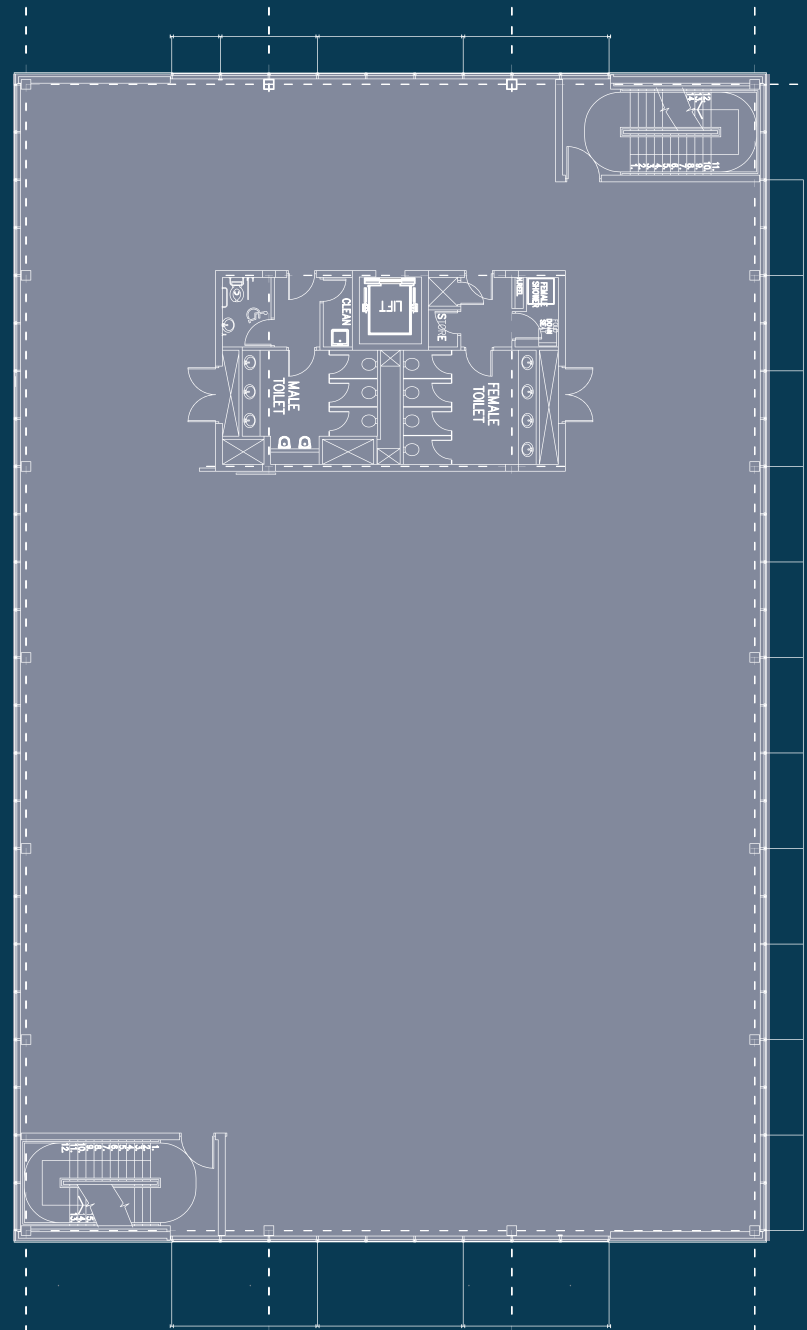
- Carpeted, raised access floors
- Suspended ceilings
- VRV air conditioning
- One no. 8 person 630 kg lift
- Bicycle, shower and canteen facilities
- 49 surface car parking spaces





ACCOMMODATION & LAYOUT

Floor	Sqm	Sqft
Ground	803	8,642
First	830	8,934
Second	830	8,934
TOTAL	2,463	26,510



Floor plan for identification purposes only



ACCOMMODATION & TENANCIES

The property is fully let under 3 individual lease agreements. Summary details are set out below.

Tenant	Floor	Cars	Term Start	Break Option	Term Expiry	Annual Contracted Rent
Red:C Research & Marketing Ltd.	Ground	10	03 May 2016	02 May 2026	02 May 2031	€149,256*
Activision Blizzard Ltd.	First	17	06 Nov 2020	-	28 Feb 2022	€222,048
Activision Blizzard Ltd.	Second	15	24 May 2011	-	28 Feb 2022	€79,166**
Vacant		7				
TOTAL		49				€450,470

* Rent review due on 03 May 2021

** Second Floor - Fixed rental increase on 24 May 2021 to €219,048 per annum bringing the total contracted income to €590,352 per annum

All prospective purchasers are specifically advised to satisfy themselves as to the accuracy of any tenancy information.



RED:C Research is a market leader of research-based consultancy services. Established in 2003 Red C is an independent Irish company. The company is well known for its political opinion polling and clients include media sources and political parties and candidates. Red C Research has been nominated for three awards in the Marketing Society Research Excellence Awards 2020. The company has a vision-net credit score of 87 (low trade risk).



Activision Blizzard Ireland Limited was established in 1995, it is a division of Activision Blizzard (NASDAQ: ATVI), headquartered in Santa Monica, California with locations across the globe. The company is a leading worldwide software developer, publisher and distributor of interactive entertainment and leisure products and are behind the infamous 'Call of Duty' video game. The total worldwide workforce exceeds 10,000 and the company recently announced plans to recruit an additional 2,000 staff. The Irish company had a turnover of €10.36 million and a net worth of €3.65 million for the year ending 31 December 2018. The company has a vision-net credit score of 93 (low trade risk).

BER



BER numbers available on request

DATA ROOM

www.blockgeastpoint.com

VIEWINGS

Viewings by appointment with the sole selling agent, Lisney.



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DUBLIN

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.