

The Lisney logo is a white rectangular box with a thin black border, containing the word "Lisney" in a bold, white, sans-serif font. It is positioned in the upper left corner of the image, overlaid on a red square background.

FOR SALE

TRAMWAY COURT

TALLAGHT

OFFICE & 24 BASEMENT CAR SPACES

- Tramway Court is located approximately 10km southwest of Dublin City Centre and situated on the Old Blessington Road, a short distance from Tallaght Village and The Square Shopping Centre.
- Constructed in approx. 2006 and was previously called Icon Court. It is situated immediately adjacent to the TU Dublin (Tallaght Campus).
- Title: Long Leasehold.
- The property is located within an area zoned Objective TC – To protect, improve and provide for the future development of Town Centres under the Tallaght Town Centre LAP 2020.
- Approx. 1,144 sq. m. of ground floor office accommodation and 24 basement car spaces.

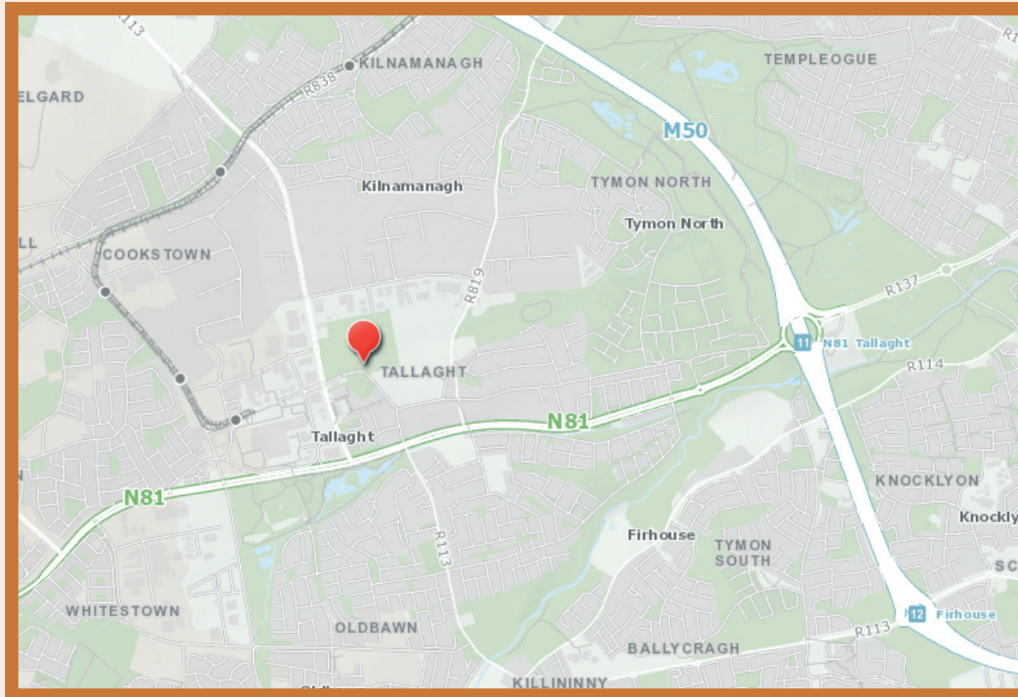
BER D2

LOCATION

Tramway Court is located approximately 10km southwest of Dublin City Centre and situated on the Old Blessington Road, a short distance from Tallaght Village and The Square Shopping Centre. The Old Blessington Road is a secondary local green route in the Tallaght town Centre LAP and is effectively a cul-de-sac to private vehicular traffic while permitting buses to travel to and from Belgard Road.

The surrounding area is a mixture of educational, religious, residential, retail and business uses. Nearby notable occupiers include the historic St Maelruain's Church of Ireland, Fanagan's Funeral Directors, and Tallaght Retail Centre with occupiers including Smyths Toys, DID Electric, restaurants and take away outlets and furniture sales.

The location enjoys easy access to the N81 and M50 motorway. Public transport in the area is provided via several bus routes connecting Tallaght to the city centre and surrounding suburbs. In addition, the LUAS Light Rail Service (red line) has a stop at Tallaght Town Centre providing convenient access to the city centre.



THE PROPERTY

The entire Tramway Court building was constructed in approx. 2006 and was previously called Icon Court. It is situated immediately adjacent to the TU Dublin (Tallaght Campus). This is a mixed-use development of approx. 4,866 sq. m. (52,000 sq. ft.) on a site of approx. 0.28 ha (0.7 acres) with an underground car park for approx. 50 cars. The overall accommodation comprises a large restaurant café bar on ground floor front, office and residential buildings (42 no. apts/ student accommodation) laid out in two adjacent blocks around a common, landscaped, and paved courtyard.

The subject property comprises part of the building and mainly unit Nos. 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 15a are located to the rear ground floor and include a more recently constructed ground floor and lower level / basement office extension. The main access to this part of the property is via a pedestrian passage adjoining the outside seating area of The Shack Bar and restaurant.

The subject office units were originally designed as small own door units but were constructed as one larger unit. The building is of a concrete block work construction with a panel and rendered over finish.

The specification includes carpet covered concrete floors, plastered, and painted walls, suspended ceilings and recessed lighting, storage

heaters and perimeter trunking. The reception area and WC facilities are of a standard finish throughout. Unit 15a is finished to a higher specification including a mix of stone finish floors together with carpet covered concrete floors, plastered, and painted walls, exposed slab ceilings with a mix of spot and drop lighting together with air cooling cassette units.

A car park is provided at basement level and is accessed off the Old Blessington Road. The subject property benefits from the ownership of 24 car parking spaces.

ACCOMMODATION

The accommodation and approximate floor areas comprise:

Description	Sqm	Sqft
Unit 6,7,8,9,10,11,12,13,14,15,15a		
Ground Floor Offices	1,011	10,882
Lower Ground Floor Offices	133	1,436
Total GIA approx	1,144	12,318
Basement	24 car parking spaces	

TITLE

Long Leasehold

MANAGEMENT COMPANY

Tramway Court Property Management Company Limited (the "OMC") in place to manage the entire complex. The management charges for 2020 for Units 6-15A are in the in the order of €38,000 per annum.



ZONING

The property is located within an area zoned Objective TC – To protect, improve and provide for the future development of Town Centres under the Tallaght Town Centre LAP 2020.

The subject property is situated within the designated “neighbourhood” of the Technological University Dublin/Tallaght Campus (TUD/TC) which states “Consolidate institutional uses while protecting the parkland setting and providing for greater public access and usage”.

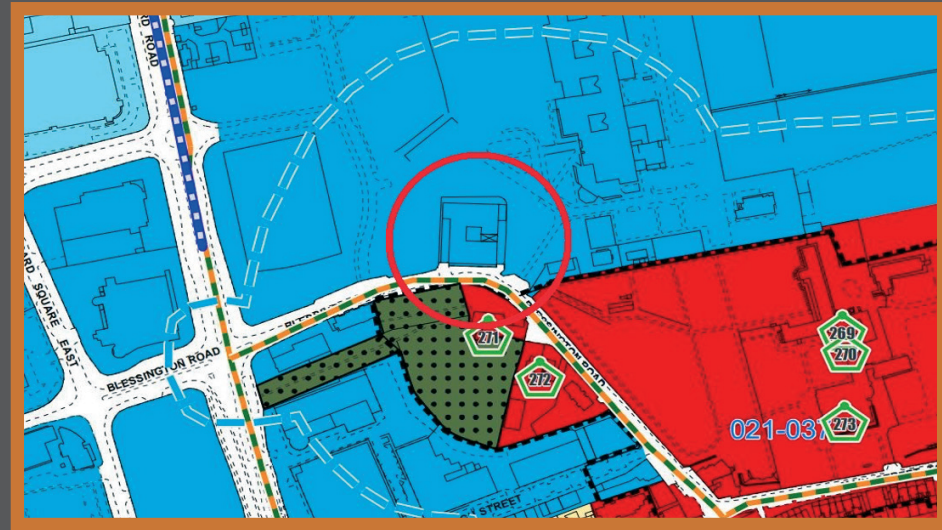
Under the South Dublin County Council Development Plan 2016 to 2022 the zoning allows for the following permitted and open for consideration uses:

Permitted in Principle:

Advertisements and Advertising Structures, Bed & Breakfast, Betting Office, Car park, Childcare Facilities, Community Centre, Conference Centre, Crematorium, Cultural Use, Doctor/Dentist, Education, Embassy, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Health Centre, Home Based Economic Activities, Hospital, Hotel/Hostel, Housing for Older People, Industry-Light, Live-Work Units, Nightclub, Nursing Home, Office-Based Industry, Offices less than 100 sq.m, Offices 100 sq.m – 1,000 sq.m, Offices over 1,000 sq.m, Off-Licence, Open Space, Petrol Station, Place of Worship, Primary Health Care Centre, Public House, Public Services, Recreational Facility, Residential, Residential Institution, Restaurant/Café, Retail Warehouse, Retirement Home, Shop-Local, Shop-Major Sales Outlet, Shop Neighbourhood, Sports Club/Facility, Stadium, Social Club, Veterinary Surgery.

Open For Consideration:

Allotments, Industry-General, Motor Sales Outlet, Outdoor Entertainment Park, Recycling Facility, Science and Technology Based Enterprise, Service Garage, Transport Depot, Traveller Accommodation, Warehousing, Wholesale Outlet



BER INFORMATION

BER: D2

BER numbers available upon request

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

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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.

