

52 BROOM

Broomhill Business Park | Tallaght | Dublin 24

FOR SALE / INVESTMENT OPPORTUNITY

OFFICE INVESTMENT FOR SALE BY PRIVATE TREATY



Office investment with immediate Reversionary Potential.



Entire building extending to approximately 49,970 sq ft (GIA) with 190 car parking spaces.



Strong tenant profile including the Health Service Executive (HSE) and Road Safety Authority (RSA).



Total passing rent of €280,812 per annum.



Excellent commercial location in Tallaght, close to Tallaght Village, The Square Shopping Centre, and major multinationals like Amazon and Johnson & Johnson.



Excellent transport links, including the Luas Red Line, multiple Dublin Bus routes, and immediate access to the M50.

Location

52 Broom benefits from a high-profile location onto Broomhill Road and is within close proximity to the Greenhills Road and Airtown Road. The subject property is situated in the commercial district of Tallaght, which serves as a key administrative centre for South County Dublin. The area has a strong mix of commercial uses, with proximity to Tallaght Village and The Square Shopping Centre. Tallaght is also home to large multinational tenants such as Amazon, Johnson & Johnson and Harvey Norman.

The property benefits from excellent transport links, including the M50 (Junction 11) just 3.1 km away, providing direct access to Dublin Airport, Dublin Port Tunnel, and major national routes. Tallaght is well served by public transport, with the Luas Red Line and several Dublin Bus routes providing connections to the city centre and beyond.



Description

The property comprises a four-storey over basement office building extending to approximately 49,970 sq ft (GIA).

The building features a full-height central atrium that serves as a shared reception area. The internal configuration includes open-plan offices as well as private offices and meeting rooms.

Part of the ground floor is occupied by Road Safety Authority and the third floor is occupied by the HSE, the remaining floors are vacant.

The property has two passenger lifts serving all floors and is equipped with raised access floors and suspended ceilings. The site spans approximately 0.54 hectares (1.34 acres) and provides a total of 190 car parking spaces, including a mix of surface and basement car parking.





Accommodation

Accommodation	Sq.m (GIA)*	Sq.ft (GIA)
Ground	1,367.5	14,719
1st Floor	1,361.8	14,659
2nd Floor	1,334.7	14,367
3rd Floor	578.3	6,225
Total	4,642.3	49,970

**As per Malcolm Hollis building survey from 2018.
All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence.*



Tenancy Details

Accommodation	Tenant	Size sq.ft	Cars	Start	Rent Review	Expiry	Rent
Ground (East)	Road Safety Authority	6,880	30	02/07/2010	02/07/2025	02/07/2030	€113,604
Ground (Office 127)	Road Safety Authority	524		14/08/2023		13/08/2025	€11,532
Ground (West)	Vacant	6,558		n/a	n/a	n/a	n/a
1st Floor (Entire)	Vacant	14,929		n/a	n/a	n/a	n/a
2nd Floor (Entire)	Vacant	14,050		n/a	n/a	n/a	n/a
3rd Floor (Entire)	Health Service Executive	6,241	20	01/05/2002	n/a	01/05/2027	€136,876
Aerial Mast*		n/a		08/01/2011	n/a	08/01/2030	€11,000
Car parking spaces licence	Road Safety Authority		13	14/09/2022		***	€7,800
Vacant car parking			127				
Total		49,182**	190				€280,812

*Mutual rolling break option (Subject to 12 months written notice)

**Floor areas prior to measurement survey. These are the areas currently used for the service charge budget.

*** Mutual rolling break option (Subject to 6 weeks written notice)



DATA ROOM

<https://52broomhill.com>

BER INFORMATION

BER: B2-D1
BER numbers available
upon request.

TITLE

We understand the building
is held Long leasehold.

PRICE

Offers are sought in the
region of €6,500,000 which
equates to a capital value of
€130 psf.

Lisney

COMMERCIAL REAL ESTATE

FURTHER INFORMATION / VIEWING

All viewings are strictly by prior appointment only with the Sole Selling Agents.
Inventory of Furniture & Effects to be included in the Sale available upon request.

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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.