



FOR SALE  
BY PRIVATE TREATY  
TENANTS NOT AFFECTED

HIGH PROFILE ASSET  
MANAGEMENT /  
REDEVELOPMENT  
OPPORTUNITY

# ST. JOHN'S COURT OFFICE PARK

Swords Road | Santry | Dublin 9



BER C1 E1



# SUMMARY



Site of  
3.2 acres (1.3 ha)  
with excellent asset  
management /  
redevelopment  
potential.



Currently 5,098  
sq.m. (54,872  
sq.ft.) GIA of office  
accommodation



High profile location -  
approximately  
50m frontage to  
Swords Road



40% let currently  
producing €312,944  
per annum



Potential rent roll of  
€960,330 per annum  
if let at €15 psf and  
€750 per car



Zoned Z3 and Z6 –  
potential for mixed  
use development  
including residential  
and offices

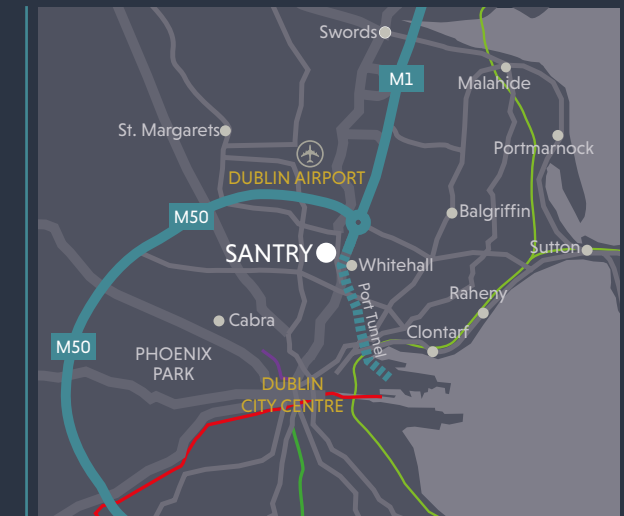




## LOCATION

St. John's Court is strategically located on Santry's main thoroughfare, Swords Road (R132). The Santry area is predominantly residential in nature supplemented with commercial uses including Santry Hall Industrial Estate, AIB Bank and Omni Park Shopping Centre. Omni Park is anchored by Tesco and Lidl with a significant fashion provision from retailers such as Penneys, H&M, New Look, Best Menswear, Peacocks and Lifestyle Sports.

The development is situated in a highly accessible location 3.5km south of Dublin Airport and 2.5km from the M1 /M50 interchange. The area is well serviced by public transport with numerous Dublin Bus routes operating between the area and Dublin City Centre.





# DESCRIPTION

St. John's Court comprises a 3.2 acre (1.3 ha) site with approximately 50 metres frontage to Swords Road (R132) and is accessed via two separate entrances.

The scheme was developed in the mid-1980's and is laid out as 10 two-storey detached office blocks providing a total of 5,097.74 sq.m. (54,872 sq.ft.) GIA of office accommodation, together with surface parking for 183 cars. Current specification includes perimeter trunking, electric storage heating, carpeted floors, air conditioning and kitchenette facilities.



Block	Area (Sq.M)	Area (Sq.Ft)	Block	Area (Sq.M)	Area (Sq.Ft)
Parc Building	824.00	8,869	Block 5	494.19	5,319
Block 1	497.80	5,358	Block 6	329.94	3,551
Block 2	498.23	5,363	Block 7	488.92	5,263
Block 3	496.15	5,341	Block 8	483.35	5,203
Block 4	492.93	5,306	Block 9	492.23	5,298

<b>Total</b>	<b>5,097.74</b>	<b>54,872</b>
--------------	-----------------	---------------

Indicative floor areas.

ENTRANCE      SWORDS ROAD      ENTRANCE



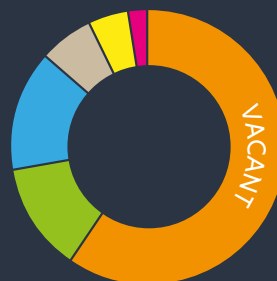
# TENANCY

ST JOHN'S COURT IS  
CURRENTLY 40% LET  
TO 7 NO. TENANTS

THE CURRENT PASSING  
RENT IS **€312,944**  
PER ANNUM.

## ANNUAL LEASE EXPIRY (SQ.FT)

Current	29,066	60%
2017	6,250	72%
2018	6,900	87%
2019	3,100	93%
2021	2,300	98%
2022	1,150	100%



Block	Floor	Sq.Ft (NIA)	Tenant	Term	Commencement	Break	Expiry	Rent Payable
Parc	Front Building	5,100	Vacant					
Parc	Rear Building	3,766	Parc*	35	14/03/1983	n/a	13/03/2018	€93,800
1	Entire	4,600	Vacant					
2	Entire	4,600	Vacant					
3	Ground	2,300	Beresford McArdle Unlimited Co	10	24/02/2017	15/06/2018 (mutual)	23/02/2027	€30,600
3	First	2,300	Vacant**					
4	Entire	4,600	Canada Life t/a Irish Life	5	29/08/2015	28/08/2018	28/08/2020	€77,400
5	Ground	2,300	Vacant					
5	First (Left)	1,150	Vacant					
5	First (Right)	1,150	Brooks Technical Services Ltd***	4yr 9m	01/03/2013	n/a	31/11/2017	€13,800
6	Entire	3,100	New Ireland Assurance Company plc	3	16/12/2016	16/12/2017	15/12/2019	€55,500
7	Entire	4,600	Vacant					
8	Entire	4,600	Vacant					
9	Ground (Left)	1,150	Rehau****	25	04/09/1997	n/a	04/09/2022	€12,144
9	Ground (Right)	1,150	Vacant					
9	First	2,300	3D Personnel	5	28/01/2016	28/01/2019	27/01/2021	€29,700
Total		48,766						€312,944

\*Surrender on-going. \*\*Tenant vacating end September 2017. \*\*\*Tenant has issued Notice of Intention not to renew lease. \*\*\*\*New Lease from the 1st October 2017 (6 months rent free from the commencement date underwritten by the vendor)

# OPPORTUNITY



## ASSET MANAGEMENT

There is significant potential to enhance investment returns through letting the vacant accommodation following a refurbishment programme to bring them up to modern standards. We estimate that the rent roll could increase to €960,330 if the vacant space was let at €15 per sq. ft. and €750 per car parking space.

## REDEVELOPMENT POTENTIAL

Under the Dublin City Development Plan 2016 – 2022 the majority of the site opportunity (approximately 1.01 ha. / 2.5 acres) is zoned Z6 - 'To provide for the creation and protection of enterprise and facilitate opportunities for employment creation'.

0.28 ha. (0.7 acres.) of the site fronting onto Swords Road is zoned Z3 'To provide for and improve neighbourhood facilities'.

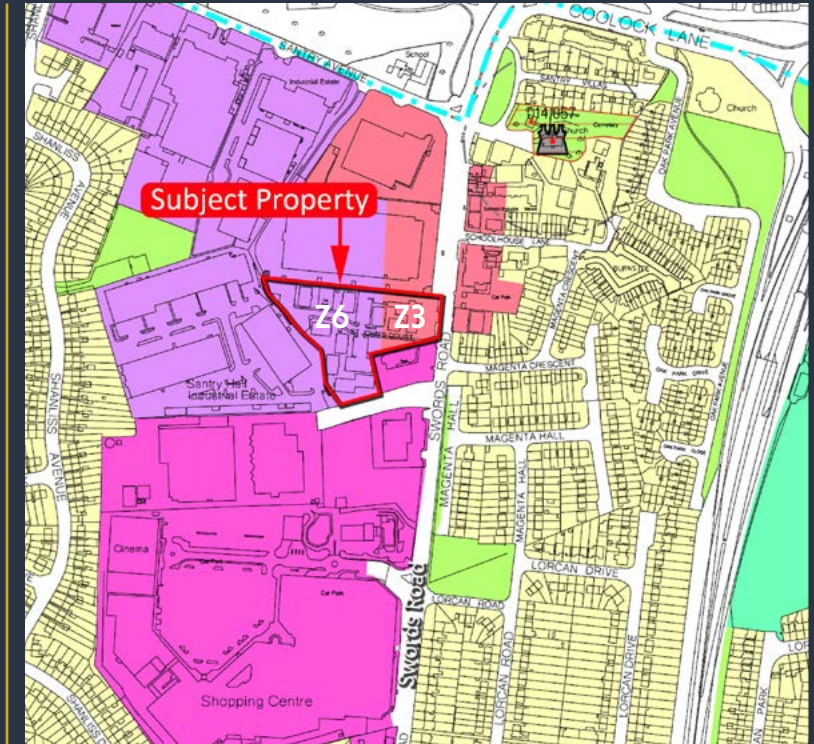
Uses Permitted in Principle include:

Z3 – **residential**, neighbourhood retail, restaurant, primary health, community facility.  
Z6 – training centre, industry, **hotel**, conference centre, science and technology based industry.

Uses Open for consideration include:

Z3 – civic and amenity, garage, public house, take-away, place of public worship.  
Z6 – office, residential, civic and amenity, public house, retail park, warehousing.

Further details on the zoning objective are available [here](#)



# ST. JOHN'S COURT OFFICE PARK

Swords Road | Santry | Dublin 9

## TITLE

We understand that the property is held freehold. Full details on title can be made available by the solicitor.

## SERVICES

Interested parties are advised to satisfy themselves on the availability of all necessary services.

## VIEWINGS

Strictly by appointment through the sole selling agent.

## CONTACT



### LUCY CONNOLLY

lconnolly@bannon.ie  
Tel: 01 6477937

### ALEX PATTERSON

apatterson@bannon.ie  
Tel: 01 6477946

### LOUISE DOHERTY

ldoherty@bannon.ie  
Tel: 01 6477914

### REBECCA JONES

rjones@bannon.ie  
Tel: 01 6477919

[www.bannon.ie](http://www.bannon.ie)

## SOLICITORS

**EUGENE F COLLINS**

### JUSTINE TERRITT

jmterritt@efc.ie  
Tel: 01-202 6515

[www.efc.ie](http://www.efc.ie)

These particulars are issued by Bannon on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing them, Bannon, for themselves and for the vendor/lessor whose agents they are, give notice that – (a) The particulars are set out as a general outline for guiding potential purchasers/ tenants and do not constitute any part of an offer or contract. (b) Any representation including descriptions, dimensions, references to condition, permissions or licences for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (c) Neither Bannon nor any of its employees have any authority to make or give any representations or warranty in relation to the property. All maps are produced by permission of the Ordnance Survey Ireland Licence No. AU00470011 © Government of Ireland.



PSRA No. 001830

Brochure design by

