



KELLY WALSH

property advisors & agents

**FOR SALE
INVESTMENT PROPERTY
(TENANT NOT AFFECTED)**

GIRAFFE CHILDCARE

NORTHERN CROSS, DUBLIN 17



LOCATION

Northern Cross is located at the intersection of the Malahide Road and the N32, approx. 3km from the intersection of the M1 and M50, 6km from Dublin Airport and 8km from the IFSC. This is one of the busiest junctions in Dublin with an average traffic count on the R139 of 38,806 vehicles with a similar amount on the adjoining Malahide Road. Howth and Malahide are both within a 15 minute drive from Northern Cross.

The area benefits from an excellent range of transport links. The DART station at Clongriffin is located just 2.8 km away and the development is serviced by a number of Dublin Bus routes.

The Tesco anchored Clare Hall Shopping Centre is located across the road while the Woodies anchored Coolock Retail Park is located nearby.



DESCRIPTION

Northern Cross is a mixed use development, comprising offices, retail, excellent kitchen facilities, a brand new 165 bed CareChoice nursing home as well as 535 apartments.

The Northern Cross development has the benefit of a 166 bedroom Hilton Hotel, Meadows & Byrne, Eurospar, Bank of Ireland, Giraffe Creche as well as an Insomnia Coffee shop.

Northern Cross is also the home to a number of major office users, employing in excess of 1,800 professionals, including JP Morgan's European Headquarters, Mylan Pharmaceuticals, Experian, Cerner Ireland, Corium, Walls, Aramark and Bewleys amongst others.

The area has significant employment and numerous new developments where there is strong demand for childcare.





Typical Playroom

PROPERTY

The asset comprises a purpose built crèche facility extending to 578.3 sq. m. (6,225 sq. ft.) with an additional 251.8 sq. m. (2,710 sq. ft.) of private external space designated for the sole use of the crèche operator.

The unit is a purpose built Creche and is all on the ground floor. The property is part of a major residential and commercial block in Northern Cross.

The property has been occupied by Giraffe for many years and recently signed a new lease. The property is fully fitted for the creche use with excellent facilities and air conditioning.

TENANT COVENANT

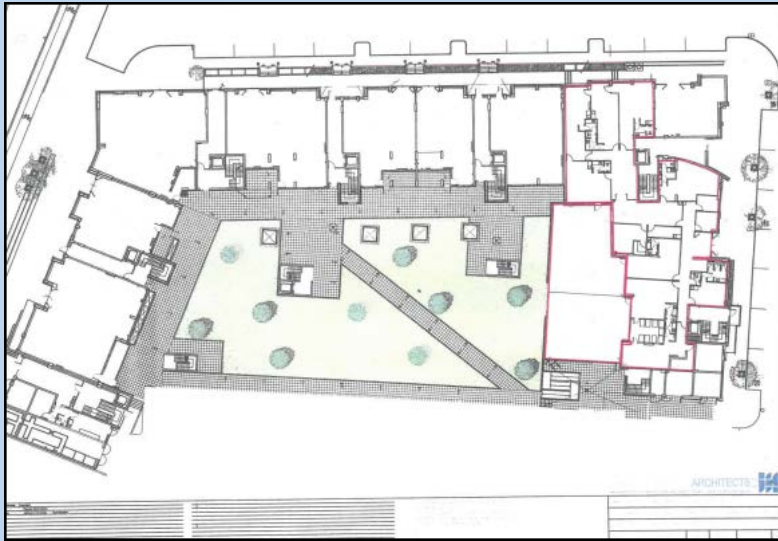
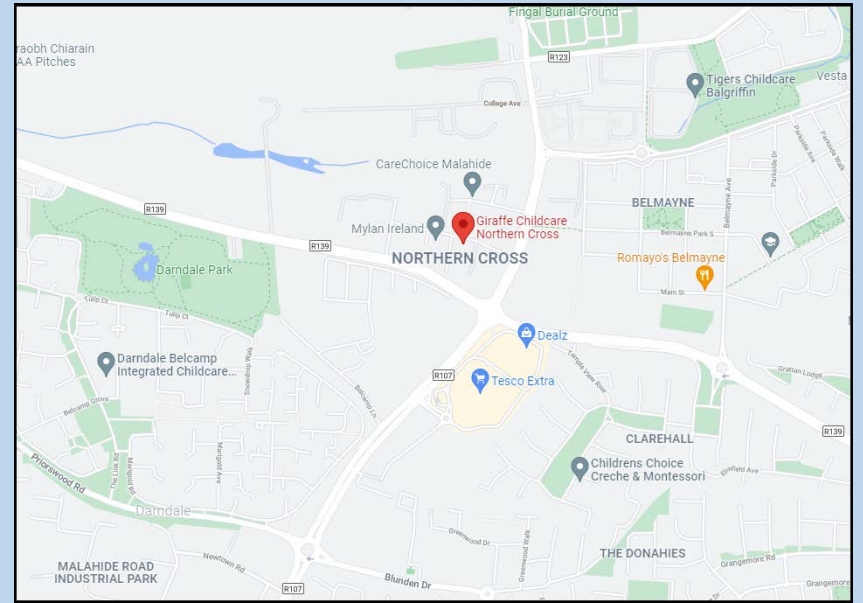
The creche is occupied by a highly reputable award winning covenant 'Giraffe Childcare' which continues to operate as independent subsidiary of 'Busy Bees', a UK based national creche operator with 35 years experience in the sector.

Busy Bees recently acquired all 21 Giraffe Childcare creche facilities in Ireland increasing the total number of creches across England, Scotland and Wales to 374.

Let on a 15 year full repair and insuring lease from 1st April 2019 at €90,000 per annum exclusive. There is a break clause in year 10.



External Play Area



Guide Price: Excess €1,100,000 BER: B2

Contact: Garvan Walsh

Email: garvan@kellywalsh.ie Phone: (01) 6645500

These particulars are issued strictly on the understanding that they do not form part of any contract. Maps and Plans are not drawn to scale and measurements are approximate. Intending tenants must satisfy themselves as to the accuracy of details given to them either verbally or part of this brochure. Such information is given in good faith and is believed to be correct, however the landlord or their agents shall not be liable for inaccuracies. All maps produced of Ordnance Survey Ireland licence No. 00440044 Government of Ireland. PSRA Licence No. 002885

Kelly Walsh 15 Herbert Street, Dublin 2, D02 HR63
T 01.664.5500 F 01.664.5501 E info@kellywalsh.ie



PSRA Licence No: 002885

KELLY WALSH
property advisors & agents

01.664.5500

www.kellywalsh.ie