

BRIDGEHOUSE II - BUSINESS CENTRE

(DECEMBER 2022)

OFFICE SPACE								
LEVEL	DESC.	INTERNAL COVERED AREA M ²	COMMON INTERNAL AREA M2	COVERED BALCONY AREA M2	UN-COVERED BALCONY AREA M2	TOTAL AREA M ²	PROJECTED RENTAL EURO PRICE € (PER MONTH)	REMARKS
1ST FLOOR	Auxillary Floor	395		-	-	395	-	ON RELEVANT APPROVAL, CAN POTENTIALLY BE USED AS OFFICE SPACE
2ND FLOOR	OFFICE 201	392	44	100	-	536	€ 15,000.00	
3RD FLOOR	OFFICE 301	392	44	100	-	536	€ 15,500.00	
4TH FLOOR	OFFICE 401	392	44	100	-	536	€ 16,000.00	
5TH FLOOR	OFFICE 501	392	44	100	-	536	€ 16,500.00	
6TH FLOOR	OFFICE 601	392	44	100	-	536	€ 17,000.00	
7TH FLOOR	ROOF TERRACE	72	-	-	140	212	€ 4,000.00	
TOTAL		2427	220	500	140	3287	€84,000	

OTHER BUILDING AREAS			
LOBBY & BASEMENT		PARKING SPACES	
LOBBY AREA	200m ²	BASEMENT PARKING SPACES	19
BASEMENT AREA	850m ²	GROUND FLOOR PARKING SPACES	15
GROUND FLOOR COVER PARKING AREA	355m ²		

PROJECTED RENTAL INCOME					
RENTAL INCOME	INCOME YEAR ONE	INCOME YEAR TWO	INCOME YEAR THREE	INCOME YEAR FOUR	INCOME YEAR FIVE
PROJECTED MONTHLY RENTAL INCOME	€ 84,000	€ 84,000	€ 88,200	€ 92,610	€ 97,241
PROJECTED YEARLY RENTAL INCOME	€ 1,008,000	€ 1,008,000	€ 1,058,400	€ 1,111,320	€ 1,166,886

INVESTMENT & YIELD					
SELLING PRICE	YIELD YEAR ONE	YIELD YEAR TWO	YIELD YEAR THREE	YIELD YEAR FOUR	YIELD YEAR FIVE
€ 13,000,000	7.75%	7.75%	8.14%	8.55%	8.98%

• INCLUDES RAISED FLOORS, FALSE CEILINGS, AIR CONDITIONING
 • EXCLUDES INTERNAL PARTITIONING, STRUCTURE CABLING & ELECTRICAL POINTS - TENANTS RESPONSIBILITY
 • Any changes requested must be within the relevant building regulations and governing laws, within good building practice and in no way negatively affect the overall aesthetics of either the property or project itself.
 The Developer reserves the right at their discretion to refuse any changes.