



Gasworks landmark in £11.7 million acquisition

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Farrelly and Mitchell
managing director
Malachy Mitchell.

At a glance...

Belfast's historic Klondyke building has become the third Northern Irish acquisition of off-farm investors Farrelly and Mitchell in a £11.7 million deal

THE landmark Klondyke Building in Belfast's Gasworks Business Park has been acquired by Irish off-farm investment specialists Farrelly and Mitchell in a deal worth £11.7 million. Originally constructed in 1891, the building retains many of its original architectural features, including listed outer walls, and has been re-developed to offer 57,000 sq ft of grade-A office accommodation. The property has been let to the Department of Finance and Personnel on a 15-year lease and is the new headquarters for the Department's

Environment and Heritage Service. The acquisition was Farrelly and Mitchell's third in Belfast since March and brings the company's overall portfolio value in the city to around £20 million.

The company has purchased The Klondyke Building on behalf of investment vehicle, Elm Private 111, which comprises a number of investors, primarily Irish farmers. Farrelly and Mitchell managing director Malachy Mitchell said: "We have been researching the Belfast and Northern Ireland markets for some time and this acquisition is fully aligned with our aim of identifying niche, and potentially high-value investment opportunities, for our clients. "Our aim is to build our presence in the Belfast and wider Northern Ireland markets through identifying and investing in well located retail and office opportunities." Mark Dolan, a senior property consultant with Farrelly and Mitchell, who headed the acquisition team, said the property was located in a strong strategic business area of

Belfast, which is expected to see further growth and development. "The investment provides strong reversionary potential as the current rent is based upon rents agreed prior to the redevelopment of the property in 2004," he said. "This acquisition strengthens and reinforces Farrelly and Mitchell's strategic aim of acquiring and managing on behalf of its clients \$50 million of property in the Belfast and wider Northern Ireland markets by 2008". Osborne King acted on behalf of Farrelly and Mitchell in the deal. Mark Carron from Osborne King said: "In recent years we've experienced an increasing amount of interest from Republic of Ireland investors in the Northern Ireland property market. "The Klondyke building offered an opportunity to acquire a

reversionary office investment in a market which offers excellent return opportunity. After years of limited movement, we believe Belfast is experiencing a significant period of office rental growth".

Publication: Irish News

Date: Tuesday, September 25, 2007

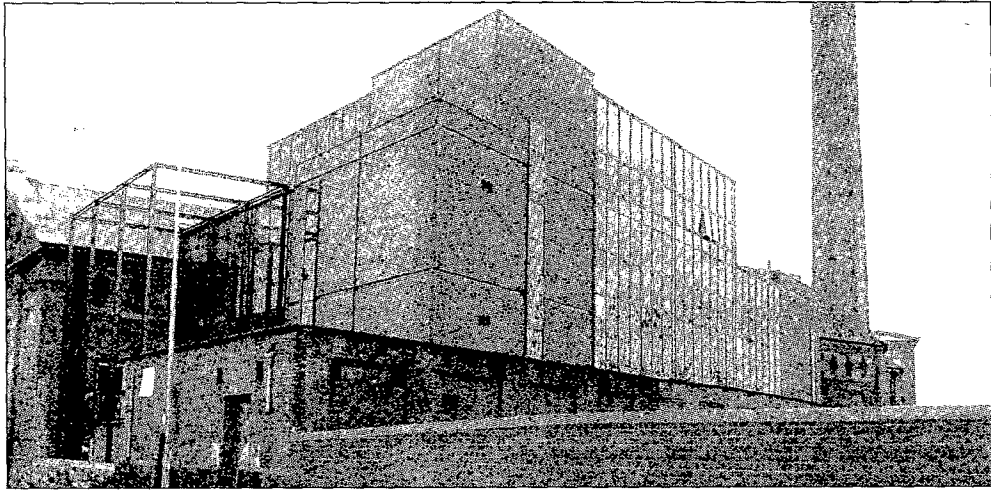
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Circulation: 0

Author:

Headline: Gasworks landmark in £11.7 million acquisition



Landmark: The Klondyke Building at Belfast's Gasworks, which has been acquired in a multi-million pound deal.