

TO LET
OFFICES
55,MAIN STREET,
DONNY BROOK,
DUBLIN 4.

BER C3



Note these particulars are given for guidance only and do not form part of any contract and are issued on the understanding that all negotiations are conducted through this firm. Whilst every care has been taken in their preparation, intention purchasers/lessees should satisfy themselves by inspection or otherwise as to their accuracy. All prices are quoted exclusive of V.A.T. (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessees shall be liable for any V.A.T. arising on the transaction.

LOCATION

55 Main Street Donnybrook is located opposite the Rugby Grounds (Bective Rangers FC end) in Donnybrook. It offers easy access to the city centre and the southside suburbs. A quality bus corridor serving the city centre to Loughlinstown passes the property. The village of Donnybrook hosts a wide array of concerns that suit staff requirements. Restaurants, coffee shops, pubs and shops are all within walking distance of the premises.

DESCRIPTION

The accommodation comprises two floors of offices. The offices are fully fitted and provide a mix of cellular offices and open plan. At first floor there is a reception, boardroom, one office and an open plan area. The second floor has three offices, a kitchen and an open plan area. The offices are available with some furniture (approximately 18 workstations). There is gas fired central heating and air conditioning units.

ACCOMMODATION

Net internal

First Floor	123.56 sq.m.
Second floor	<u>111.48 sq.m.</u>
Total	235.04 sq.m. (2,530 sq. ft.)

To the rear there is car parking for four cars.

LEASE

The accommodation is available on a short term lease at an initial rent of €50,000 p.a.. The tenant will be responsible for outgoing including rates and insurances. These are estimated to be in the region of €10,000 p.a.

VIEWING STRICTLY BY APPOINTMENT.