

FOR LEASE

Office / Retail Opportunity in Ennis Town

QUIN ROAD BUSINESS PARK, ENNIS



FIRST FLOOR OFFICE: RENT, €12,500 PLUS VAT PA

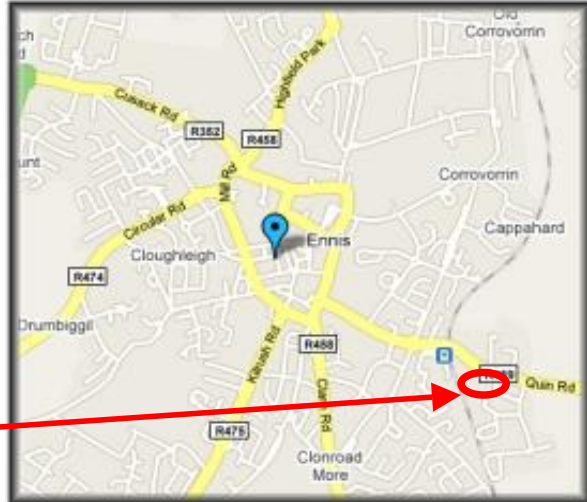
- 1,582 sq/ft (147 sq/m) First floor office, space fitted and wired.
- Located close to Ennis Town Centre.
- Good location with road frontage to Quin Road
- Free car parking
- Lease Term Negotiable

Philip O'Reilly & Co.Ltd, for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a proof for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of an offer or contract; (ii) All description, dimensions, references and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) No person in the employment of Philip O'Reilly and Company Limited has any authority to make or give any representation or warranty whatever in relation to this property.

LOCATION

Prime office suites with frontage onto one of the main routes into Ennis Town. Surrounding businesses include a paint retail shop, building contractors and suppliers, various Homewares & DIY stores

Office Suites



ACCOMMODATION:

Separate Entrance to First Floor:

Office: 2.84m x 3.06m (9.3ft x 10.04ft)
Kitchen: 4.08m x 2.86m (13.39ft x 9.38ft)
Office: 8.49 x 5.23m (27.85ft x 17.16ft)
Office: 6.47m x 7.18m (21.23ft x 23.56ft)
Toilets:
Office: 3.48m x 5.98m (11.42ft x 19.62ft)
Office: 3.30m x 4.45m (10.83ft x 14.6ft)



DESCRIPTION

First floor office space with kitchen and separate WC. Access to the property is by way of separate entrance.

LETTING TERMS

Negotiable

Property Code: 2408