

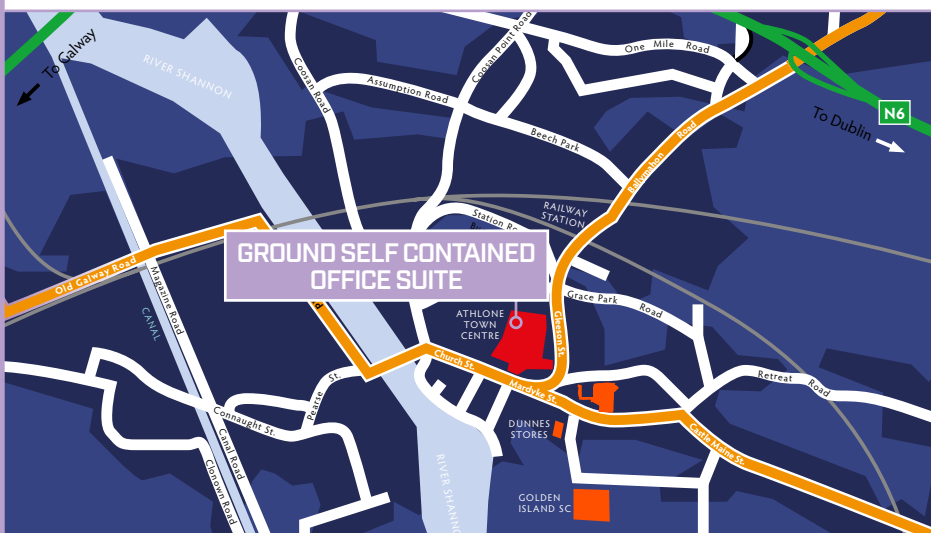
# SELF CONTAINED OFFICE SUITE

356 SQ.M. / 3,832 SQ.FT.



## LOCATION

The single storey suite occupies a corner location adjoining the established doctor's surgery. The unit is bordered by a mix of residential and commercial uses. One City Quarter is situated diagonally opposite the space. The location benefits from a high level of pedestrian traffic due the surrounding buildings.



+353 90 6489000  
www.powercs.ie

Tel: +353 1 6477900  
www.bannon.ie

# GROUND SELF CONTAINED OFFICE SUITE

356 SQ.M. / 3,832 SQ.FT.



## DESCRIPTION

The self-contained ground floor unit offers potential occupiers good profile and branding opportunities. The accommodation has planning permission as a crèche but suitable for conversion to offices.

## ACCOMMODATION

The approximate gross internal area is as follows:

Floor	SQ. M.	SQ. FT.
Ground	356	3,832

\*Please note that these areas are subject to final confirmation.

## SPECIFICATION

- ▶ New suspended ceilings with category 2 lighting
- ▶ Plastered and painted walls
- ▶ Carpeted floors
- ▶ Toilet facilities

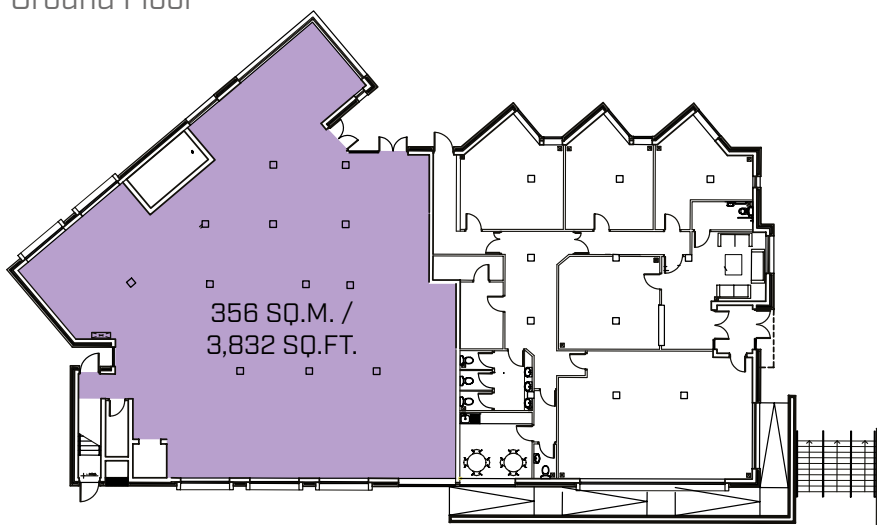
## LEASE DETAILS

Available Immediately.

## CAR PARKING

Ample secure basement car parking available.

Ground Floor



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