

Central Business Park, Block 6, Tullamore, Co. Offaly.

Central Business Park is a modern, campus-style business park. The bespoke, corporate head office buildings attract leading occupiers to the Park, which is located off the main N80 Tullamore to Portlaoise road, within easy access of the town centre. We are offering 563 sq. feet (52 M2) in Block 6 for lease, which is of a very high specification and which will comfortably accommodate 8 people.

This office space comes complete with a high specification including natural light, air conditioning, gas fired thermostatic controlled radiators, modern office furniture to include desks, chairs and storage. Also included with this lease are 4 allocated parking spaces with unlimited parking spaces for visitors in a dedicated car park.



€16,000 Per Annum.

Auctioneers, Valuers, Estate Agents, Property Consultants & Letting Agents
5 William Street, Tullamore, Co. Offaly.

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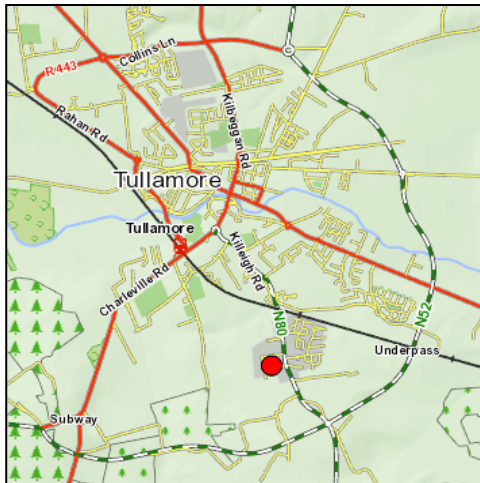
CENTRAL BUSINESS PARK

Central Business Park, opened in 2004, comprises a 8.9 hectare (22 acre) campus style office park, which is being developed to the highest standards. Hallmarks of the Park are its low density layout, attractive landscaping and impressive head office style buildings. The Park has top quality infrastructure throughout including:

- Extensive landscaping with communal recreation area and feature lake.
- Ample parking for residents and visitors and top quality internal road infrastructure.
- Very high bandwidth communication links via all the main carriers.
- Ducting infrastructure to provide HT substations at any building.
- Monitored security.
- A planned direct link to the National Gas Grid.

LOCATION

The Park is conveniently located off the main Tullamore to Portlaoise road (N80), within easy reach of the town centre and within very close proximity to Tullamore bypass (N52).



The area surrounding the Park is predominantly commercial in nature with a number of similar type occupiers in the vicinity.

EXISTING TENANTS

Existing tenants include the Department of Finance, the H.S.E., Teagasc, John Flanagan Developments, the Department of Education, Capital Securities, Cemex, Walshe & Walshe Financial Consultants, McCann & Monaghan Accountancy and the Ulster Bank Business Centre.

PACKAGE AVAILABLE

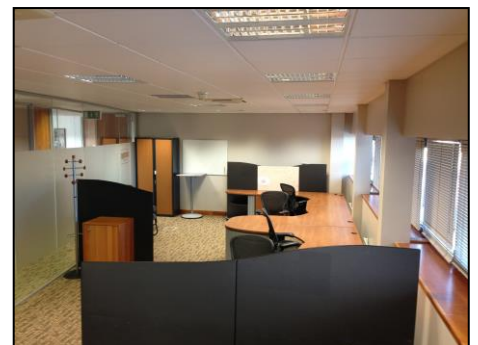
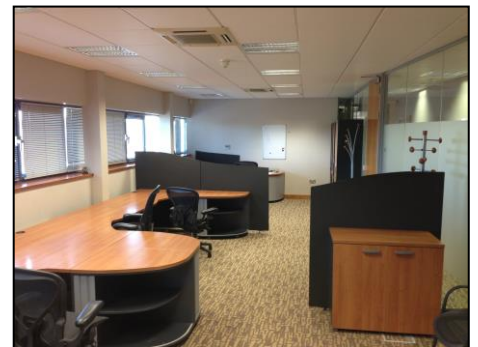
The rent for the subject office is €16,000 (plus VAT) per annum, the rent is inclusive of the following ;

- Building Insurance
- Weekly Cleaning
- Electricity costs
- Heating costs
- Security
- Commercial Rates

The new tenant will also have the use of a Canteen (fully stocked and equipped) and the use of board room.

VIEWINGS

All viewings are strictly by appointment only.



Note: These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease, and that all negotiations take place through Property Partners Richard Cleary. Whilst every care is taken in the complying of the aforementioned information, the information is not guaranteed, and enquirers must therefore satisfy themselves regarding all particulars.