

UNIT 3A CHURCH LANE, RATHMINES, DUBLIN 6

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LOCATION

The property is located on Church Lane, Rathmines, Dublin 6. Church Lane runs parallel to Rathmines Road Upper and is accessed via Church Avenue close to its junction with the aforementioned Rathmines Road Upper. The property is situated to the rear of John Hayes Cars and Sinnott Solicitors.

It is strategically situated approx. 2.0 kms from the city centre and is immediately accessible to the south city suburbs of Rathmines, Ranelagh and Rathgar. The immediate area is residential in character whilst Rathmines village is situated approx. 1.0 km from the property.

ACCOMMODATION

FLOOR	SIZE (SQ. M.)	SIZE (SQ. FT.)
Ground Floor	84.63	911
First Floor	34.11	367
Total	118.74	1,278

N.B. Please note that we have measured the subject property on a Gross External Area Basis (GEA) in accordance with the Measuring Practice Guidance Notes prepared by the RICS/SCSI.

DESCRIPTION

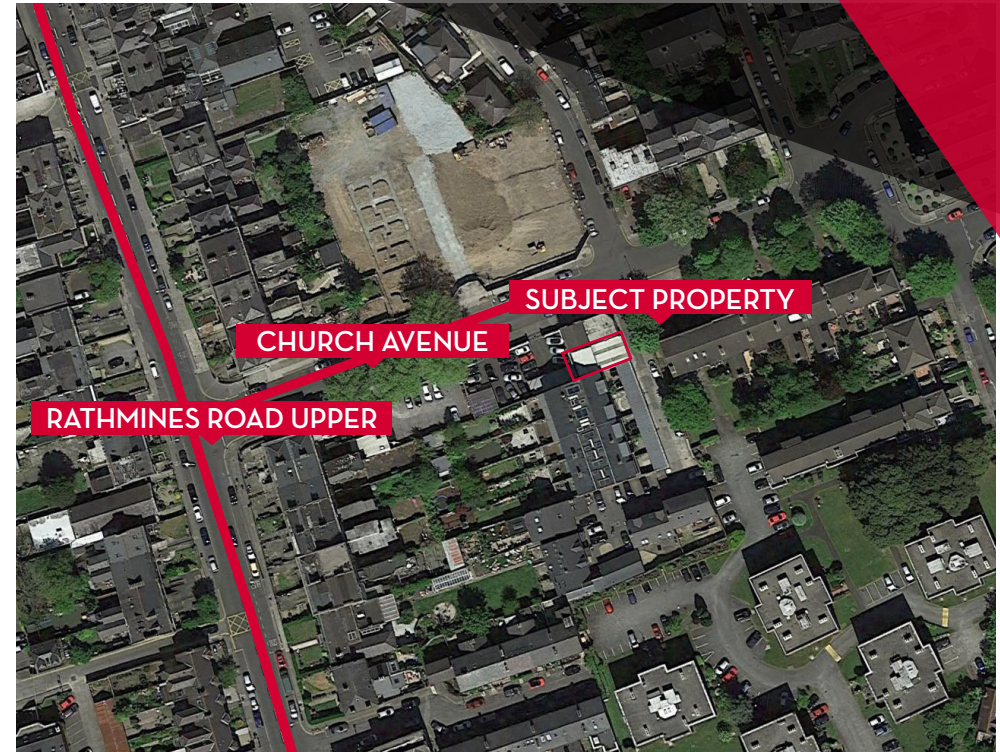
- The property comprises a commercial lock up /storage unit extending to approx. 118.74 sq. m. (1,278 sq. ft.).
- The building is of traditional masonry block wall construction with concrete block infill walls and finished externally with a rendered block façade.
- The entire is covered with a metal deck roof incorporating perspex roof panels.
- Clear internal eaves height of approx. 2.9 metres.
- Loading and pedestrian access is via two glazed entrance doors and an internal sliding timber door to the front elevation
- Natural and artificial lighting (fluorescent lighting).
- WC and WHB to rear of unit.
- Metered on street parking.

RENT

On application.

LEASE

Flexible terms available.



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