

ROBT. B. DALY

ESTB. 1834

& SON LTD.

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Drogheda,
Co. Louth.
Ref : Comm.

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Unit 5, Beamore Business Centre, Drogheda, Co. Louth. A92 ED98

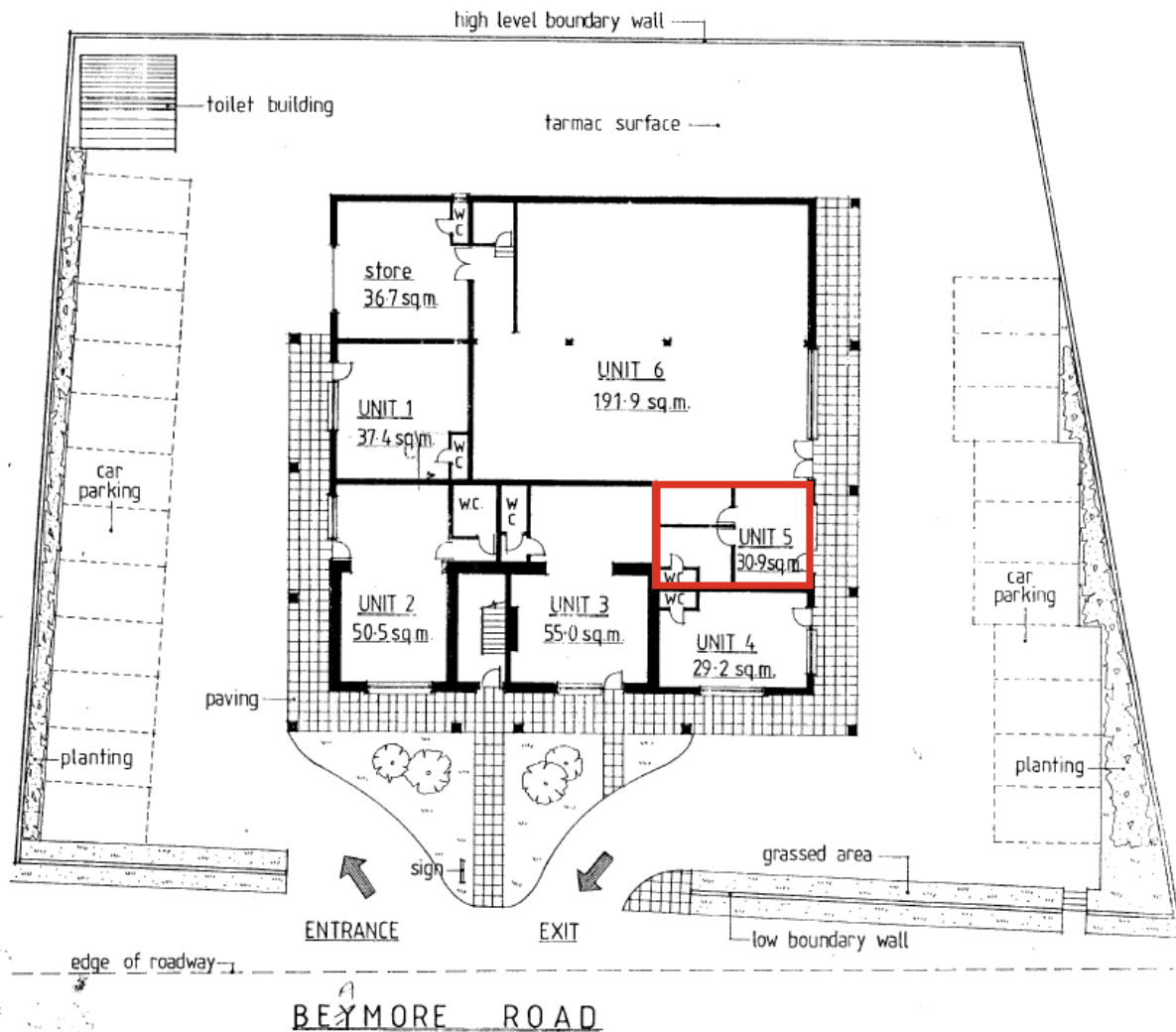


The centre is located in an attractive area of the town within minutes of the town centre. Drogheda offers an attractive base from which to participate in a developing town environment in addition to having ready location to the North Leinster area. Dublin is only 30 miles distant and thirty minutes leaves you at Dublin Airport.

Beamore Centre offers a first class operating environment for a range of business, medical or professional operations. The centre's location ensures a working situation that largely avoids traffic. There is undesignated but ample free car parking available to all tenants and parties visiting unit holders.

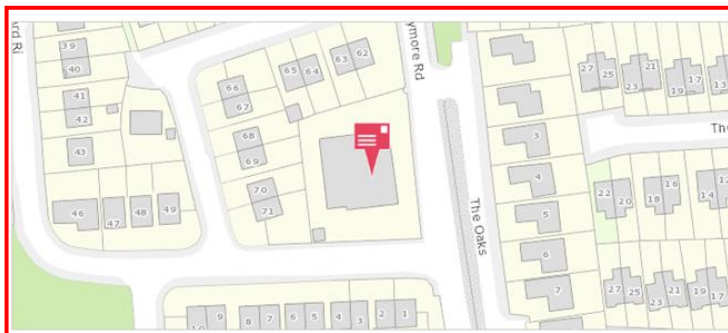
Unit 5	c.333 sq.ft – 30.9 sq.mtrs
Rent	€10,000 p.a. (c.€833.33 p.m.)
Rates	c. €730 pa
Insurance / Service Contribution	€60 p.m.
Total per Annum (Excl Water & ESB) is.... €11,450	

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 will take place through this firm. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding the description and measurements.



Notes :

- **Unit 5** has its Own Entrance & Shutter.
- **Deposit** - A deposit of one month's rent would be required with rent and services then payable monthly in advance.
- **Noise** is an issue. If the noise level is high during normal working hours, this would not be suitable as all the space about is occupied by offices.
- **Service Contribution** includes: maintenance of car park, lighting, insurance (Public Liability), painting of outside etc.
- **Insurance** - It is up to the tenant to insure inside their premises, their own goods and equipment etc.
- **Water and electricity** are payable by the tenant for their own unit.
- **Lease** – Minimum contract 2 years with one month up front deposit



LOCATION MAP