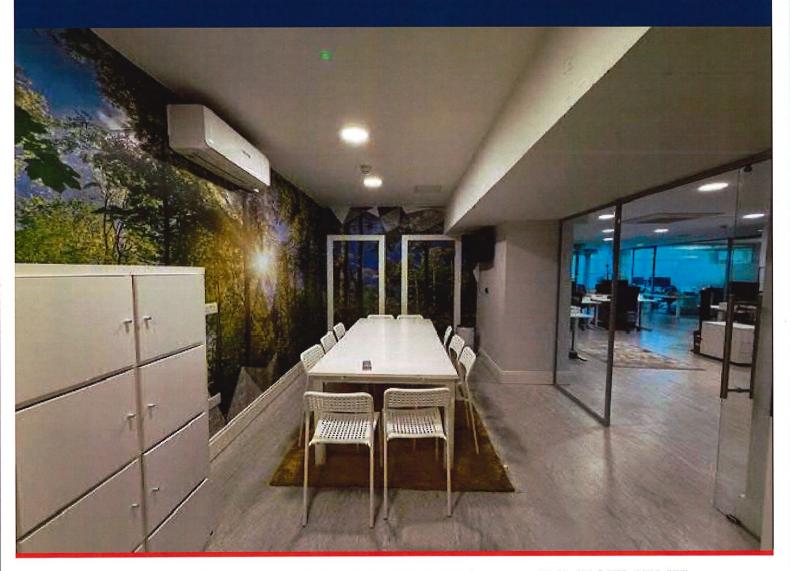


ACQUISITION & DEVELOPMENT ADVISERS

EXCEPTIONALLY WELL FITTED OFFICE SUITE, WITH **4** CAR SPACES AT THE COURTYARD, BALLYMOSS ROAD, SANDYFORD, DUBLIN 18.



INDUSTRIAL = OFFICE = RETAIL = INVESTMENT DEVELOPMENT = PROFESSIONAL SERVICES

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- **■** Board Room, 4 Offices/Meeting Rooms.
- **4 Secure Car Spaces.**
- Located close to Luas, Beacon Shopping, Restaurants, Coffee Shops, etc.
- New Lease Available immediately.



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EXCEPTIONALLY WELL FITTED OFFICE SUITE, WITH **4** CAR SPACES AT THE COURTYARD, BALLYMOSS ROAD, SANDYFORD, DUBLIN 18.



- Situated on Ballymoss Road, close to Luas Stop, and forms part of a modern purpose built office development.
- Letting to include carpets, cabling, alarm and air conditioning.
- Floor Area Ground Floor c 151 Sq. M.
- Four Car Spaces.
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- Lease Term: NEW FLEXIBLE LEASE
 Tenant liable for internal repairs.
- Rent: €45,000 per annum, plus vat, to include Rates, Service Charge and Car Parking.
- Viewing: By Prior Appointment Only.
- Contact: Ben Pearson bpearson@agar.ie 01 2137777

VIEWING STRICTLY BY APPOINTMENT



