

## TO LET

### Office Space River House Raheny Shopping Centre Howth Road Raheny Dublin 5

- Convenient location
- Viewing highly recommended
- Office space extending to approximately 89.13sqm (NIA)

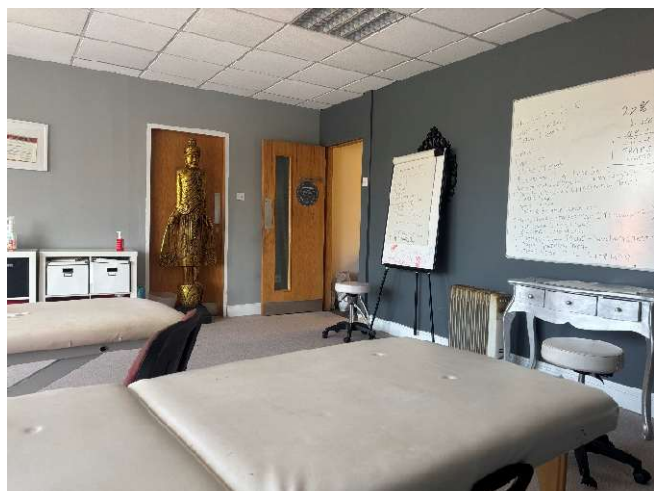


**Office Space, River House,  
Raheny Shopping Centre  
Howth Road,  
Raheny**

**Description**

The available unit is office space extending to approximately 89.13sqm (959.40sqft). The unit comprises four separate rooms with the benefit of a tea station. The first floor has the benefit of lift access.

The specification includes a mixture of carpet and vinyl covered concrete floors, and suspended ceiling and plastered and painted walls. There are Male and female toilets are also located on the first floor and are shared with other occupiers in the building.



**Location**

The property is located on the Howth Road, close to its junction with Station Road. The property is close to various transport links to include numerous Dublin Bus routes and DART. There are numerous amenities located in the shopping centre and surrounding the property including SuperValu at ground floor level, as well as various retailers, cafes and pubs.



**Accommodation**

**SQM**

**Office**

Office Space

89.13sqm

**Features/Services**

Mixture of floor coverings  
Painted and plastered walls  
Passenger Lift

**Quoting Rent**

€36,000 plus VAT per annum, rent is inclusive of rates, insurance and service charge

**Viewing**

By appointment only through sole agents McNally Handy & Partners.

**BER Details**

BER: E2

BER Number: 800896896

Energy Performance Indicator: 146.08Kwh/m<sup>2</sup>/yr

**Contact**

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**PSRA Licence Number: 002226**

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