

REA

GUNNE PROPERTY



RECENTLY REFURBISHED FIRST FLOOR OFFICES WITH SHARED COMMUNAL LOBBY ACCESS WITH GROUND FLOOR OCCUPIER AND SELF CONTAINED THEREAFTER.

TO LET

First Floor Offices
57 Dublin Street
Dundalk
County Louth

Asking €7,800 per annum





LOCATION

Centrally located in the heart of Dundalk, the subject property is sited on Dublin Street between Dundalk town centre and The Tesco development. In direct view of vehicular traffic coming from Vincent Avenue and above the very popular and busy 'Hidden Hearing', this is a high profile location.

DESCRIPTION

Recently refurbished first floor offices comprising:

| | |
|-------------------------------|-----------------------------|
| Front Office: | C.3.900 m x 3.342 m |
| Middle room/reception: | C.3.150 m x 3.400 m |
| Back office: | c. .2.900 m x 3.00 m |
| WC: | WC / WHB |

Some features include an automated door and intercom system, under floor power points in rear office together with a wash hand basin enterprise or for persons seeking a central prominent location. immediately available for occupation.

Conditions to be noted:

Whilst every care has been taken in the preparation and they are believed to be correct, they are not warranted and intending purchasers should satisfy themselves as to the correctness of the information given, nor do they constitute any or part thereof and are for information only. REA Gunne Property or their clients do not hold themselves responsible for any inaccuracy in these particulars.



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