

SUBJECT TO CONTRACT / CONTRACT DENIED



2, 4 and 6 Temple Road, Blackrock

TO LET – RECENTLY REFURBISHED ACCOMMODATION

Property Location

The property occupies a very accessible location on Temple Road in the much sought after area of Blackrock village.

Surrounding Commercial Occupiers

Eagle Star, Permanent TSB, Zurich Life, VoiceSage, OneView Healthcare.

Amenities and Facilities

Bear Market Coffee, Toni and Guy, Ulster Bank, Bank of Ireland, Boylesports and Starbucks. Additional occupiers in the village consist of Insomnia, Eddie Rockets.

Transport

The Blackrock DART station is located within a 2 minutes' walk. Dublin Bus routes including the 4, 7 and 46e. To further add, the N11 and the M50 are within easy reach. Dublin Airport is also within a 20-minute drive of the property.

Property Description

No. 2, 4 and 6 Temple Road consists of a first-floor own door office suite which has been newly refurbished throughout. Internally the accommodation consists of ground floor waiting area with the office accommodation laid out on the entire first floor.

Specification

The space comes with the benefit of a modernised tea-station and private WC facility. Internally the floor benefits from excellent natural light. The specification consists of Cat A LED lighting, painted and plastered walls, fully carpeted throughout, perimeter trunking and storage heating (modern heating system has been installed). The unit is available to lease immediately. Additional details are available upon request.

Rent

€25,000 per annum.

Property Size / Area

The first floor extends to approximately 75 sq.mt / 808 sq.ft.

Rates

Approximately €2,870.82p.a.

BER Rating - E1

Viewings: All viewings are strictly by appointment through the letting agent

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