

REA

GUNNE PROPERTY



Prestigious Detached offices comprising c.468 sq.m / c.5037sqft on a private site with ample free parking

FOR LEASE

**“Lisnawilly” Offices,
Carrick Road,
Dundalk,
County Louth.**

Quoting price: €35,000 per annum

BER EXEMPT

DESCRIPTION

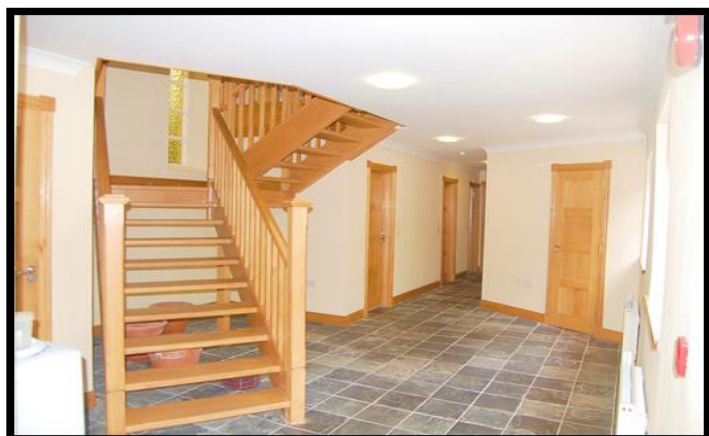
The phrase “unique” can be certainly over exaggerated in some property descriptions, but that is certainly not the case for “Lisnawilly Offices”, Carrick Road, Dundalk. A private but very accessible detached, two storey and fully fitted office block in a stunning setting just off the main R 132 and only a few minutes’ walk from Dundalk Train Station and minutes’ drive to Dundalk town centre and the M1 Motorway.

Ideal for a single occupant, especially end users seeking an element of seclusion, yet accessible, unrivalled profile and settings for both company and customers, this very rare offering also benefits from ample free carparking, large inviting vehicular entrance with a private tree lined sweeping drive and even a tennis court!

Must be viewed to be fully appreciated.



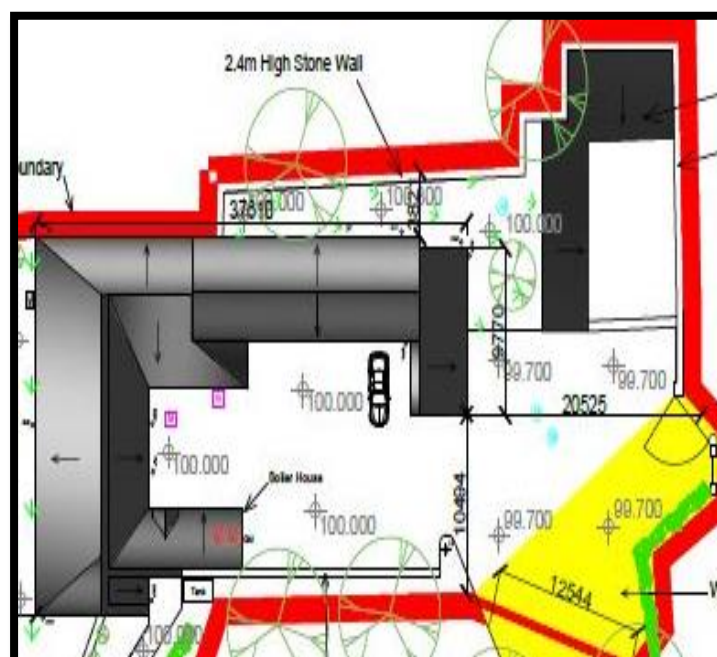
WELL LOCATED RECEPTION AND STAIRWELL TO FIRST FLOOR.



MAIN PRIVATE ENTRANCE FROM CARRICK ROAD WITH TREE LINED SWEEPING AVENUE.



OUTLINE OF ACTUAL BUILDING BELOW AND FOR ILLUSTRATIVE PURPOSES ONLY



ACCOMODATION

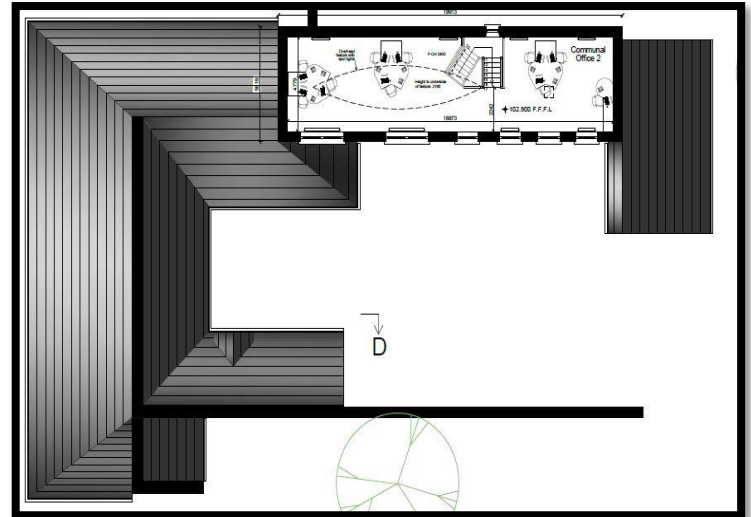
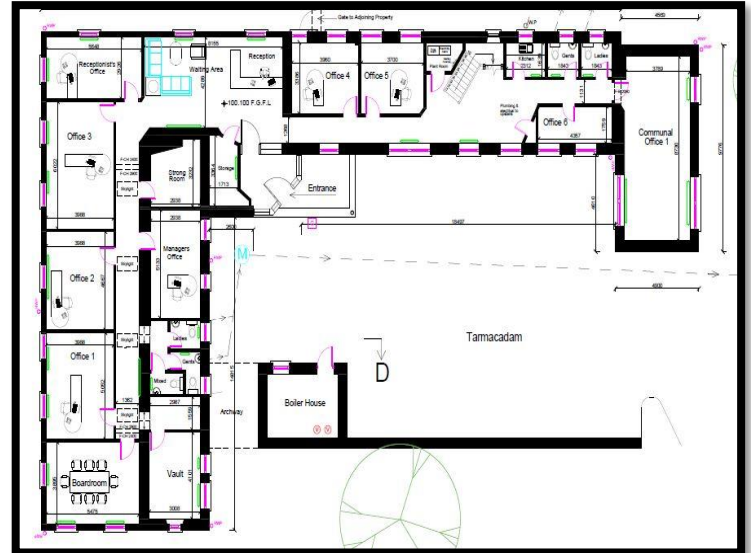
Description

Measurements

Reception	c.5.249 m. x 7.694 m.
Office 1	c.3.131 m. x 5.774 m.
Office 2	c.5.370 m. x 4.000 m.
Comms Room	c.3.185 m. x 2.746 m.
Office 3	c.3.002 m. x 4.827 m.
Office 4	c.3.988 m. x 4.392 m.
Ladies & Gents wc	c.3.091 m. x 3.481 m.
Office 5	c.4.116 m. x 5.036 m.
Office 6	c.4.097 m. x 3.008 m.
Storage	c.1.558 m. x 2.994 m.
Board Room	c.5.480 m. x 3.874 m.
Office 7	c.3.673 m. x 4.000 m.
Kitchen	c.1.818 m. x 2.318 m.
Office 8	c.1.949 m. x 4.362 m.
Ladies wc	c.1.765 m. x 1.833 m.
Gents wc	c.1.740 m. x 1.825 m.
Office 9	c.3.775 m. x 8.657 m.
Open plan office	c.4.968 m. x 18.86 m.

GROUND FLOOR	c.378.194 sq.m
FIRST FLOOR	c. 90.194 sq.m
TOTAL FLOOR AREA	c.468.321 sq.m.

ADJOINING TENNIS COURT (OPTIONAL)





VIEWING

By appointment

Contact Negotiator:

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QUOTING PRICE

€35,000 PER ANNUM

TENANCY

Flexible lease terms to a suitable end user.



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.