

# REA

# GUNNE PROPERTY



Offices in Prime Business Location

**TO LET**

Unit 4,  
Blackthorn Business Park  
Coes Road  
Dundalk

Asking €14,000 plus Vat per annum

**BER Exempt**

## LOCATION



The subject property is ideally located in the heart of 'Blackthorn Business Park', a prime business development on the Coes Road, Dundalk, Co. Louth, in close proximity to the inner relief road, Dundalk town centre and the M1 motorway

## DESCRIPTION

Unit 4 comprises a single storey, mid terrace, own door and self-contained office providing modern accommodation. The overall is very well presented and is laid out to provide for two large open plan offices, 1 reception office, 2 x W.C.s, Kitchenette and storage room.

## TENANCY TERMS

Flexible lease terms for 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.

## ACCOMMODATION

Lobby	c.2.50 m. x 1.97 m.
Office 1	c.2.40 m. x 2.45 m.
Office 2	c.7.41 m. x 5.28 m.
Office 3	c.7.41 m. x 7.42 m.
.Service area (Kitchenette, W.C.s & Storage)	



## VIEWING

Strictly by appointment with the sole Agents.

### Contact Negotiator:

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