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GRIMES



Ashbourne Town Centre, Ashbourne

Offices Available to Let

Office No 6B c. 76 sq.m (818 sq. ft.) Rent €6,000.00 per annum

Office No 7A c. 97 sq.m (1044 sq. ft.) Rent €8,400.00 per annum

-First floor office suites, suitable for numerous uses, ready for immediate occupation

-Ample car parking available for unlimited cars

High speed broadband & all other services available

**Viewing highly recommended with REA Grimes. Please contact Lynn Lynagh on
01 835 0392/ 086 796 9490 for further information or to arrange a viewing.**

TO LET

REAL ESTATE ALLIANCE GRIMES
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ESTATE AGENTS • VALUATION SURVEYORS • LETTING & PORTFOLIO MANAGEMENT

Offices also at 21 Strand Street, Skerries, Co. Dublin.



Office No 6B Ashbourne Town Centre

Office 6B is a bright first floor two room office extending to c. 76 sq.m (818 sq. ft.), suitable for a starter-up base for new business/ administration base for existing businesses.

- Ready for immediate occupation
- Communal Ladies & Gents toilet facilities located off common hallway
- Rent €6,000.00 per annum
- Rates €884.23 per annum
- Service Charge €1,781 per annum – payable monthly to landlord



Office No 7A Ashbourne Town Centre

- Office 7A is a first floor office which is a bright and spacious office extending to c. 97 sq.m (1044 sq.ft), suitable for a range of uses
- Office is available unfurnished
- Communal Ladies & Gents toilet facilities located off common hallway
- Rent is €8,400.00 per annum
- Rates To Be Confirmed for 2016
- Service Charge €2082.01 per annum – payable monthly to landlord



Features

- Located in the centre of Ashbourne Town Centre, a very convenient location
- High speed broadband & all other services available including phone lines
- Offices are available unfurnished
- Unlimited car parking
- Located in a complex with reputable tenants

Location

6B & 7A are located in the centre of Ashbourne Town Centre, which includes Supervalu, Opticians, Coffee Shop, Travel Agent, Dentist, Florist and many more. The first floor currently occupies Dragons's Palace Chinese and SDF - Sharon Doherty Fitness. Ashbourne Town Centre is a busy complex leading onto Ashbourne Main Street. The surrounding area is predominately commercial in use. Entrance to all the office units is at the front of Ashbourne Town Centre.

Directions

When travelling from Dublin take the M2 road from Finglas at the end of the motorway take the 3rd exit off the roundabout signposted Ashbourne, continue straight through to into Ashbourne Town centre, Dunnes Stores is located on the right hand side and the offices are located directly across the road above Ashbourne Town Centre.

Viewing

Please contact Helen Hughes to arrange an appointment. We are open from 9am to 5.30pm Monday to Friday, and by appointment on Saturdays. 01 8350392 / 086 796 9490 or email helen@grimes.ie