

# REA

# GUNNE PROPERTY



First floor offices

**TO LEASE**

Ramparts Shopping Centre  
Dundalk  
County Louth

**Asking €16,000 per annum**

**BER D2**

## LOCATION

The subject property is located in an excellent high end commercial location in close proximity to the town centre of Dundalk, Co. Louth and neighbouring activities include the new 'Tesco' development, 'Total Produce', 'McDonalds' drive through and has ease of access to Dundalk train station and the M1 motorway.



Waiting area

## 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.

## DESCRIPTION

Formerly used as a surgery, these spacious offices are subdivided to allow for numerous spacious and well laid out accommodation, however, the majority of the internal walls are of stud partition and can be converted generally into open plan space if required. The overall development benefits from free private car parking. The heating system is mains Gas Central Heating.

## ACCOMMODATION

Office 1	3.52 m. x 5.00 m.
Office 2	3.00 m. x 4.66 m.
Office 3	4.53 m. x 3.20 m.
Reception/ Waiting area	7.50 m. x 3.52 m.
Office 4	2.75 m. x 3.23 m.
Office 5	4.00 m. x 2.80 m.
Office 6	6.25 m. x 3.26 m.
Kitchen	2.24 m. x 6.24 m.
Office 7	3.70 m. x 3.80 m.

Ladies & Gents Toilets.

Total floor area excluding corridors and toilets is c.141 sq.m / 1,517 sq.ft.

## VIEWING

Strictly by appointment with the sole Agents.

### Contact Negotiator:

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