

**For Let:**  
**Office Space (c.209 m.sq)**  
**€1,400 per month**

**HEFFERNAN**  
AUCTIONEERS & VALUERS

High Street, Tullamore, Offaly, R35 E2H2

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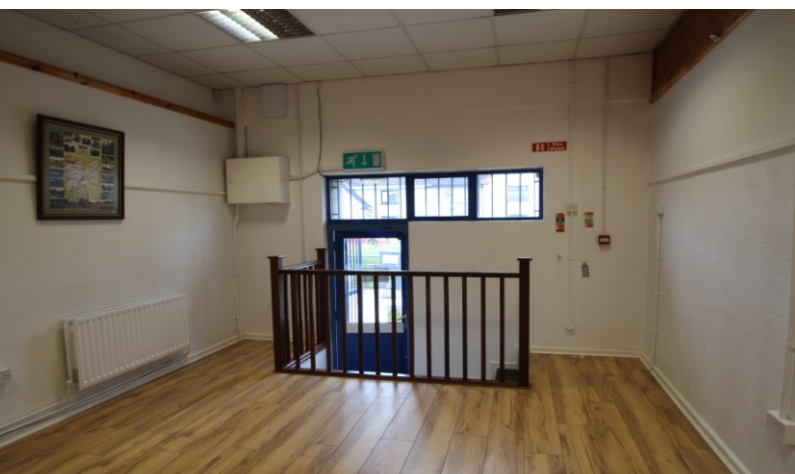
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PSRA Licence No: 003314



## **Bury Quay, Tullamore, Co. Offaly. R35 Y5V0**

The property is located within Bury Quay which is located in Tullamore town adjacent to the Canal as well as Tullamore Dew visitor centre and all amenities. Tullamore is the most central town in Ireland, just 12km south of the M6 Motorway, half way between Dublin and Galway.





## Description

The property is located within Bury Quay which is located in Tullamore town. Tullamore is the most central town in Ireland, just 12km south of the M6 Motorway, half way between Dublin and Galway. Tullamore is the capital town and powerhouse of the county of Offaly, and part of a linked midland hub between Athlone, Tullamore & Mullingar. Government offices in Tullamore include education, health, social welfare & finance departments.

## Features

- Wheelchair accessible
- Mains Water, Sewerage, Electricity and Oil Fired Heating
- Town Centre location

## Accommodation

Access off stairs from Offaly Historical Society and separate access off canal side.

Office Building briefly comprising of as follows:  
6 no. office rooms, canteen & toilets extending to circa (209 sq.m – 2,250 sq.ft). The height of ceiling in basement is circa 2.09 metres.

There is a small open space yard area to the side with partially sheeted cladding canopy over.

## Viewings

By Appointment only:

Viewings by appointment with Sole Agents

Contact Negotiator: Heffernan Auctioneers

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### CONDITIONS TO BE NOTED:

*The above particulars are issued by Heffernan Auctioneers on the understanding that all negotiations are conducted through them. Every care is taken in preparing the above information, but they are issued as guidance only. Heffernan Auctioneers do not hold themselves responsible for any inaccuracies.*

