

# REA

# GRIMES



Ground Floor Office Space 80m<sup>2</sup> / 861ft<sup>2</sup>

Consisting of 1 large open plan office and 1 small private office - €1500pm  
Commercial / Residential Zoning

**TO LET**

30 Thomas Hand Street  
Skerries  
Co. Dublin

PSRA No. 001417



**EBS**



W: [www.reagrimes.ie](http://www.reagrimes.ie)  
E: [louise@reagrimes.ie](mailto:louise@reagrimes.ie)

CALL NOW ON (01) 8490129

## DESCRIPTION

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REA Grimes is delighted to bring this prime centrally located office space in the centre of Skerries to the market. The ground floor office space measures 80m<sup>2</sup> and comprises of a large office space and a small private office, fully fitted kitchen, staff bathroom with wc and whb & storage area.

Skerries is a popular coastal town offering an exceptional environment for family life, it hosts an abundance of amenities including shops and boutiques, it's cafés, restaurants and bars regularly feature in the top 10 in Ireland. It's leisure facilities and clubs are second to none and include golf, sailing, rugby, football, GAA and tennis. Skerries is virtually surrounded by beautiful beaches and coastal walks. It is also the proud holder of the Tidiest Town in Ireland 2016 title! Skerries is on the main Dublin/Belfast Rail line and is also served by the 33 Dublin bus and the Fingal Express. It is within easy access of the M1, M50 and Dublin Airport.

Viewing is highly recommended contact us to arrange an appointment....

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### Ground Floor Office Space:

Large Office Space: 14.0m x 3.6m	Large Bright & spacious room with Carpet flooring, partly furnished
Small private office: 5.2m x 3.3m	Carpet flooring, partly furnished
WC: 2.0m x 1.7m	Wooden flooring, tiled walls, whb, wc
Kitchen: 3.0m x 1.9m	Tiled flooring with fitted kitchen
Store Room: 1.9m x 1.7m	Tiled Flooring, shelving for storage

### Applicable Costs (per annum)

Bins	€195
Commercial Rates	€3030.00
Insurance	€340 apportion
Communal EBS	€320

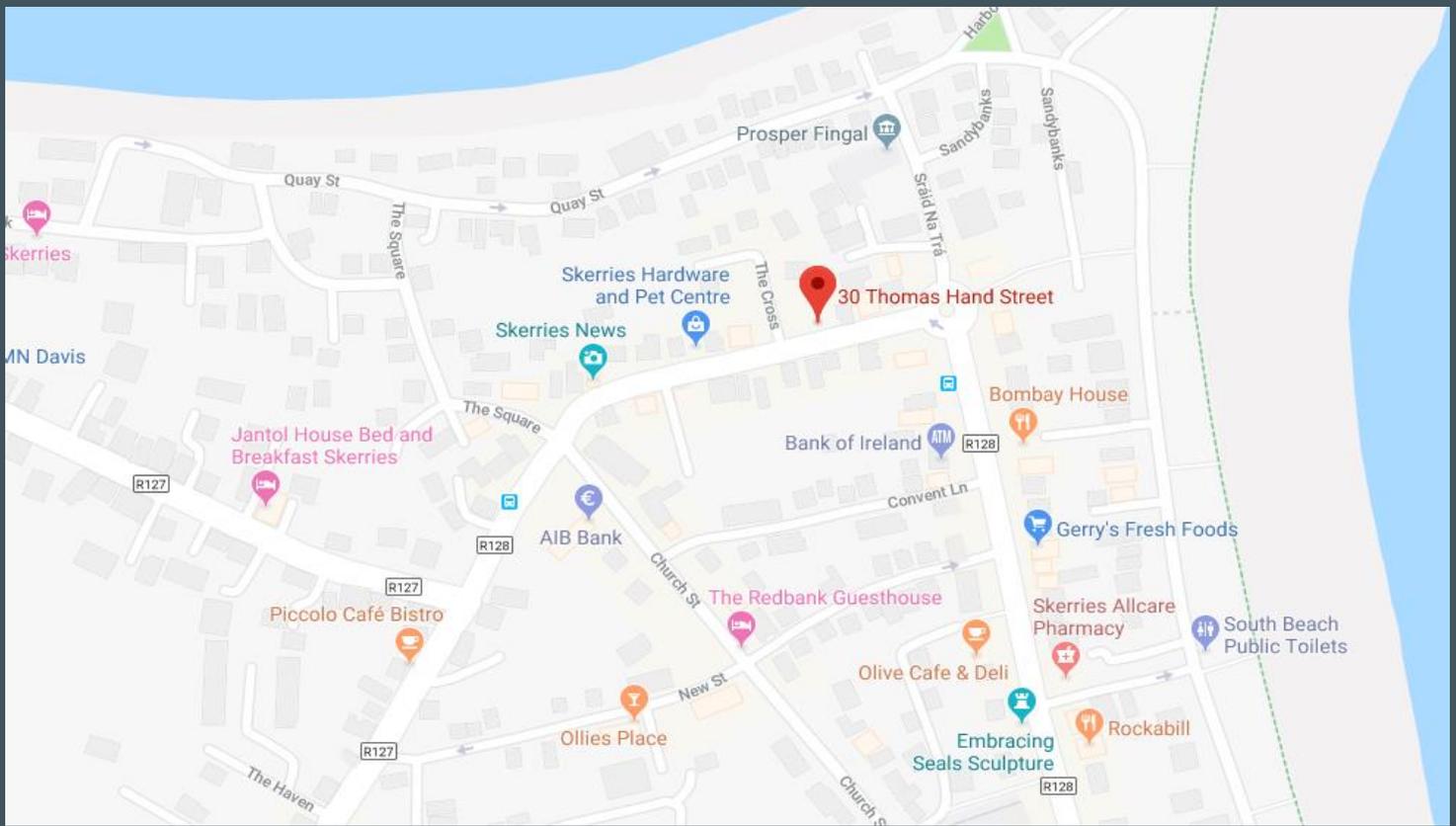
## FEATURES

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- High profile site / premises located in the heart of Skerries' main commercial thoroughfare
  - Partly furnished with Office Furniture
  - Commercial / Residential Zoning
  - Proven rental growth location
  - Storage Heating
  - Walking distance of all local amenities & Transport services
  - Easy access of Dublin Airport, M1, M50 and Dublin City Centre
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## IMAGES / MAP





## PRICE

To let - €1500 per month

## VIEWING

By appointment

Please contact us to arranging a viewing.  
We are open from 9 am to 5.30 pm Monday to Friday and by appointment on Saturdays or email [dermot@reagrimes.ie](mailto:dermot@reagrimes.ie)

99 Strand Street, Skerries, Co Dublin

T: (01) 8490129

E: [dermot@reagrimes.ie](mailto:dermot@reagrimes.ie)

## MORTGAGE ADVICE:

As tied agents with EBS d.a.c., we're delighted to be able to offer 3% cash back on Mortgages for FTB, Trade up or if you are switching a mortgage loan to us between 1 January 2019 and 31 of December 2019.

**2% Back -in-Cash at drawdown** means we will pay you 2% of the mortgage loan amount that is drawn down. We will pay this 2% into the current account you use for mortgage repayments within two months of drawdown.

**1% Back-in-Cash in year 5** means we will pay you 1% of the mortgage loan amount originally drawn down. We will pay this 1% into the current account you use for mortgage repayments within two months of the 5th year anniversary of the mortgage loan drawdown date.



EBS d.a.c. is regulated by the Central Bank of Ireland.

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