



**TO LET**

Unit C | Office Suite | C. 91 Sq Mt  
Blessington Business Park | Blessington  
Co. Wicklow | W91 YX65

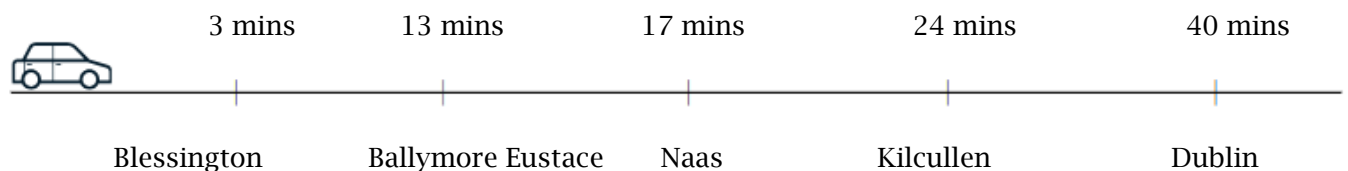
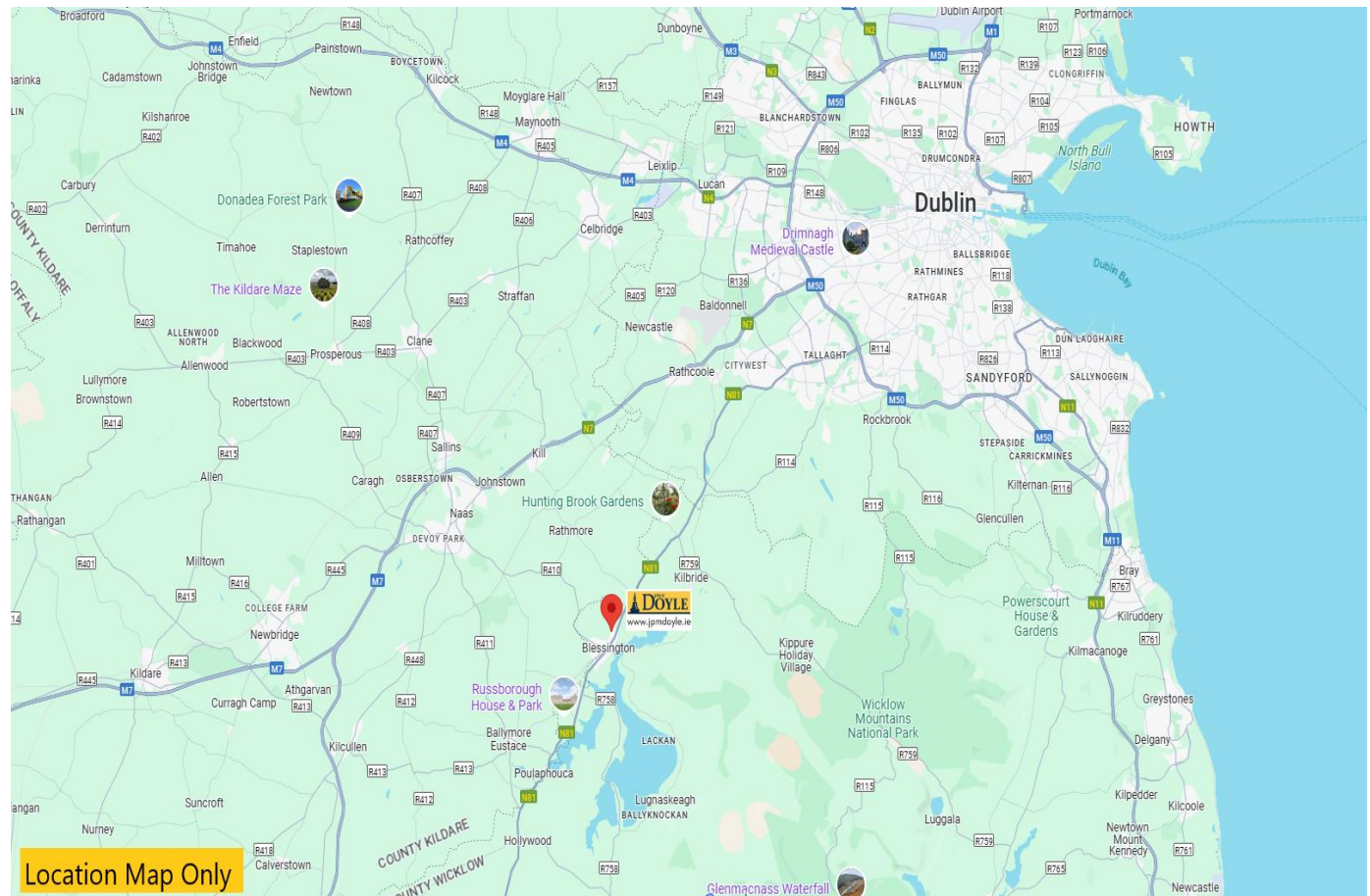


FOR SALE BY PRIVATE TREATY

## LOCATION

Situated on the Northern side of Blessington Town in Blessington Business Park just off the Blessington Inner Relief Road withing walking distance of all amenities and Public transport & close to the main street in this thriving commuter town of Blessington, on the Blessington Lakes, situated on the N81 Kildare/Wicklow border approx. 21 km southwest of the M50 motorway at Dublin and approx. 12km southeast of Naas. Transport links in the area include the N81 and Dublin Bus commuter route with easy access to the M50, M7 and the Luas at City west. Adjacent town centre occupiers include, Maxol, Aldi, AIB Bank, SuperValu and Dunnes Stores. The Main Street is very picturesque with an attractive village streetscape and older buildings to include the landmark St Mary's Church in the middle of the town which dates from 1683. The town of Blessington has a population of approximately 5,500 people.

Naas: c. 13 kms.  
Kilcullen: c. 21 kms.  
Dublin: c. 35 kms.



# DESCRIPTION

The property comprises of a ground floor own door office/ business suite laid out in Hall, Reception, Main open plan Office area, separate office, Kitchenette & Toilets extending to c. 91 Square Metres/ 980 Square Feet. The suite is fully fitted and in good condition ready for occupation.

Rent €1,085 Per Month Plus Vat, Rates & Service Charge.

LEASE TERMS Flexible (At least 1 Year)





# GALLERY





## VIEWING:

By Appointment Only

## RENT PER MONTH:

€950 Plus VAT,  
Rates & Service Charge

## BER:

E1

## SELLING AGENT:

J. P. & M. Doyle Ltd.  
Main Street,  
Blessington,  
Co. Wicklow.  
W91 RK28.

## CONTACT US

Telephone: 045 865 568

Email: [enquiries@jpmdoyle.ie](mailto:enquiries@jpmdoyle.ie)



J.P. & M. Doyle Ltd., for themselves and for the vendors of this property whose agents they are, give notice that:

- (1) the particulars are set out as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract.
- (2) all description, dimensions, references to condition and necessary permission of use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) no person in the employment of J.P. & M. Doyle Ltd. has any authority to make or give any representations or warranty whatever in relation to the property.