



55/57 Southern Cross Business Park

Bray

Co. Wicklow

- First Floor Office Accommodation
- c. 170 sq. m. / 1,830 sq. ft. + 2 Car Spaces
- Vacant Possession



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AGNEW**

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**FOR
SALE**

LOCATION

The property is located on the southern side of Boghall Road on the outskirts of Bray, Co. Wicklow.

The property is located a short distance north of the N11 Interchange which provides access to the southeast of the country and ultimately links to the M50 Ring Motorway.

Access to and from the N11 is via the roundabout leading to Killarney Road and Bray Southern Cross Route.

Other occupiers within the park include The Butler's Pantry, Safeguard Systems, Acuphysio, Pure Networks and Campbell Machinery.

DESCRIPTION

The property comprises two interconnecting first floor office units extending to a gross internal floor area of c. 170 sq. m. / 1,830 sq. ft.

Externally, the property consists of concrete frame structure, insulated profile metal cladding panels, insulated metal cladding roof panels and reinforced concrete floors.

Internally, the unit benefits from plastered and painted walls, perimeter trunking, suspended ceilings, and fluorescent lighting.

The offices comprise open plan office space, a boardroom, a tea station, storage room and w.c's.

TITLE: Freehold

COMMERCIAL RATES: c. €2,205 p.a.

SERVICE CHARGE: c. €1,149 p.a.

BER C3 No: 800630279
EPI: 420.96 kWh/m²/yr

ACCOMMODATION

GIA	sq. m.	sq. ft.
Office	170	1,830

2 Car Parking Spaces are demised to the Premises

All intending purchasers are specifically advised to verify the floor areas and to undertake their own due diligence



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