

# REA

# Eoin Dillon



OFFICES/TRAINING CENTRE TO LET  
G.I.A. 265 m<sup>2</sup> (2,852 sq. ft.)

**TO LET**

Martyr's road  
Nenagh  
County Tipperary  
E45 EW89  
Rent: €10 psf pa

**BER C2**

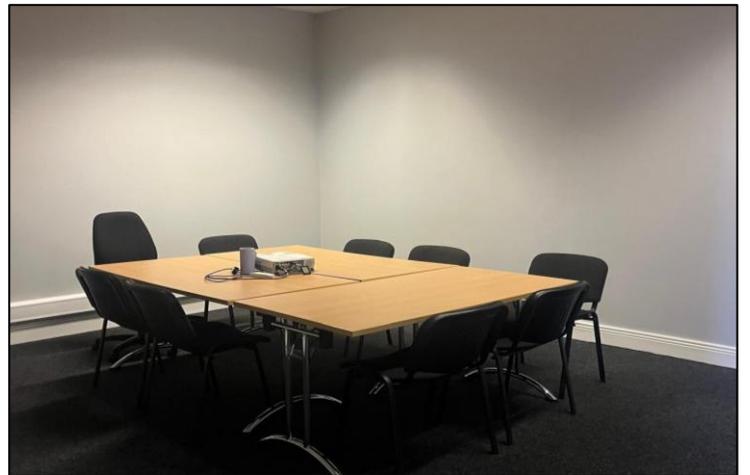


## DESCRIPTION

Fantastic opportunity to rent modern large bright offices close to Nenagh town centre, suitable for various uses to include offices / training but may also suit retail, showroom, creche, gym etc subject to planning permission.

This spacious property measures 265 sq. m (2,852 sq. ft) in total & benefits from a high quality fit out to include:

- Large, carpeted reception area
- Waiting area
- Kitchen
- Toilets & Disabled Toilet
- Store area
- Private meeting rooms
- Training room
- Ample parking
- High speed broadband
- Close to Nenagh town centre
- The 2017 NAV was €28,800 pa meaning that the 2026 rates liability is €6,429.



## BUILDING ENERGY RATING (BER)

BER: C2

BER No: 801132143

Energy Performance Indicator: 292.03 kWh/m<sup>2</sup>/yr

## VIEWING

By Appointment only:

Negotiator: Eoin Dillon

42 Kenyon St. Nenagh, Co. Tipperary

T: 067 33468

E: [info@readillon.ie](mailto:info@readillon.ie)

W: [www.readillon.ie](http://www.readillon.ie)

PSRA: 001790

### Conditions to be noted:

The terms set out herein are by way of partial summary. Intending purchasers should obtain a copy of the Conditions of Sale where the matters are dealt with comprehensively. Particulars and Conditions of sale are available from the Agents and the Solicitors with carriage of sale. REA Dillon for themselves and for the vendors whose agents they are, give notice that: 1) The particulars are set out in this Brochure and Schedule as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract. 2) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers 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 REA Dillon has any authority to make representations or warranty whatsoever in relation to this property. All prices quoted are exclusive of VAT