

**REA** | REAL ESTATE  
ALLIANCE.IE

**CUMISKY**

**PROMINENT TOWN CENTRE OFFICE BUILDING**  
**GROSS INTERNAL FLOOR AREA: C. 200 SQ.MT (C. 2,150 SQ.FT.)**



**PROPERTY**

## **1 HIGH STREET, BALBRIGGAN, CO. DUBLIN**

- Superbly suited to professional Service Sector with also retail, showrooms use
- Side yard with remote control roller shutter access to parking and secure storage
  - Possibility of Renting in two lots with separate entrances
- Adjacent District Courthouse, Carnegie Library, Bracken Court Hotel
  - Walking distance to train station & commuter bus services
    - M1 Motorway is within minutes' Drive

**TO LET**

**VIEWING RECOMMENDED – BY APPOINTMENT ONLY**

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**CHARTERED SURVEYORS • VALUERS • ESTATE AGENTS**



Disclaimer: These particulars are confidential and issued on the understanding that all negotiations will be conducted through this firm. Interested parties should satisfy themselves as to the accuracy of the particulars, which do not form part of any contract. No person in the employment of Cumisky Real Estate Alliance has any authority to make or give any warranty or representation regarding this property.

### Description –

This Prominent corner unit has been extensively modernised over the past decade and is in excellent condition throughout. The property benefits from two entrances from High Street & Hampton Street respectively and a side yard with separate entrance with remote control roller shutters giving access to parking and detached secure storage facility.

The property is adjacent Balbriggan Town Council offices, and the library, which comprises the "Square" or civic centre for Balbriggan. High Street is situated between Quay Street & Hampton Street just off the main street at the very heart of the town. The Balbriggan Primary Care Centre which is under construction at present and due to open early next year is less than 300 meter from the property.

Balbriggan is a coastal town located approximately 36km northeast of Dublin City and 18km southwest of Drogheda, midway along the east coast of Ireland. The town is strategically situated on the important Dublin / Belfast Economic Corridor, and positioned between the M1 Motorway and the east coast, benefitting from excellent transportation links that include M1 Motorway, R132 regional road, Dublin / Belfast rail line, Iarnrod Eireann train services, Dublin Bus and Bus Eireann services. Dublin Airport and M50 ring road are situated within a 20minute drive of the town. The population of the town and its immediate environs is now nearly 23,000 – up 120 per cent in the past 10 years.

### ACCOMMODATION

#### Ground Floor

|                  |                                      |
|------------------|--------------------------------------|
| Front Showroom   | 38.5 Sq Mt / 414 Sq Ft               |
| Rear Office 1    | 18.0 Sq Mt / 194 Sq Ft               |
| Rear Office 2    | 13.6 Sq Mt / 146 Sq Ft               |
| Comms Room       | 6.5 Sq Mt / 70 Sq Ft                 |
| Rear Cloaks area | Toilet (wc & whb) door to rear yard. |

**Total Net Ground Floor Area – 76.6 Sq Mt / (824 Sq Ft)**

**First Floor Return - Toilet (wc & whb)**  
Canteen- 8 Sq Mt / 86 Sq Ft

#### First Floor

|          |                        |
|----------|------------------------|
| Office 1 | 17.6 Sq Mt / 189 Sq Ft |
| Office 2 | 19.8 Sq Mt / 213 Sq Ft |
| Office 3 | 18.9 Sq Mt / 203 Sq Ft |

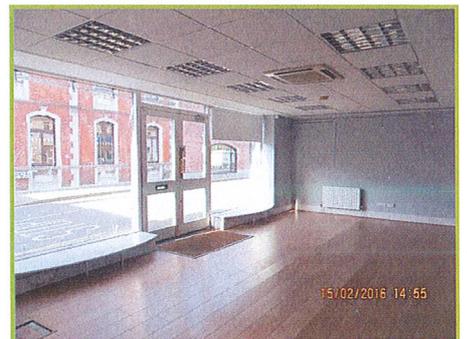
**Total Net First Floor Area – 64.3 Sq Mt 701 Sq Ft**

**NET INTERNAL FLOOR AREA: c. 140.9 Sq Mt (c. 1,525 Sq Ft)**  
**GROSS INTERNAL FLOOR AREA: c. 200 Sq.Mt (c. 2,150 Sq.Ft.)**

**STORAGE UNIT** – Galvanised storage unit with services and alarmed

**OUTSIDE** - Enclosed side yard with parking & on street parking for residents.

*All measurements and areas are approximations and provided for guidance purposes only – Intending occupants must satisfy themselves regarding the precise floor area being provided.*



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