

REA

GUNNE PROPERTY



Prestigious “Turn Key” Penthouse Office Suite Comprising c.195 sq. m / 2,100 sq. ft with Private Car Parking and unrivalled corporate profile onto Dundalk’s Inner Relief Road.

TO LEASE

**Penthouse Suite
3rd Floor, Block 5
Quayside Business Park
Mill Street, Dundalk
County Louth**

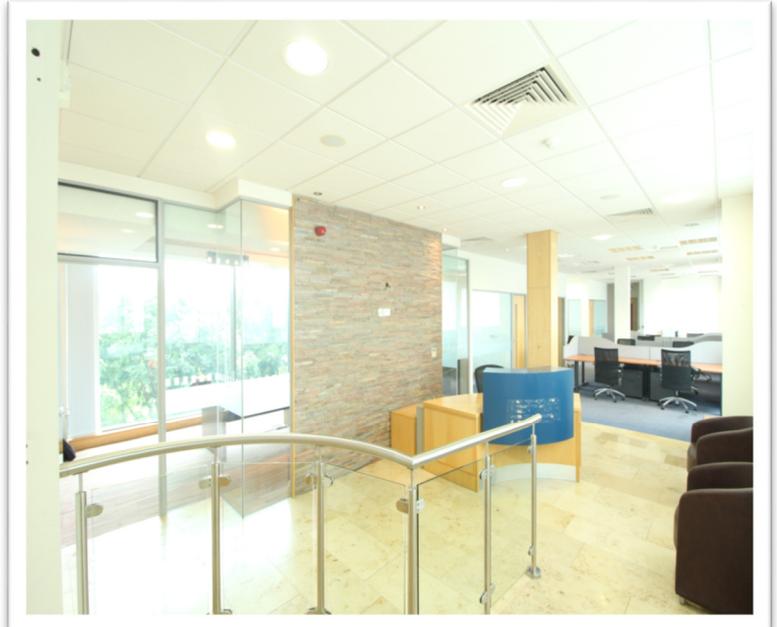
Asking: €16,000 per annum

BER D2

DESCRIPTION / LOCATION

“Quayside Business Park” is a bespoke third generation office development generally comprising five attractive architecturally designed blocks each incorporating a communal lobby for the individual block and each block is four storeys and constructed to a very high standard. The inviting lobby area provides direct access to an automated lift, communal stairs and all central core services. The entire development enjoys superb road frontage and corporate profile along the very busy Inner Relief Road.

This ultra-modern penthouse suite comprises c.195 sq.m. and is primarily open plan with several private offices, a boardroom, rest rooms, comms room, large fully fitted storage area (suitable and fitted for additional office use) and kitchenette. The Penthouse suites in Quayside are also unique as they include access to a private balcony to both front and rear with the benefit of excellent natural light and the entire is fitted out to a very high standard.



FEATURES

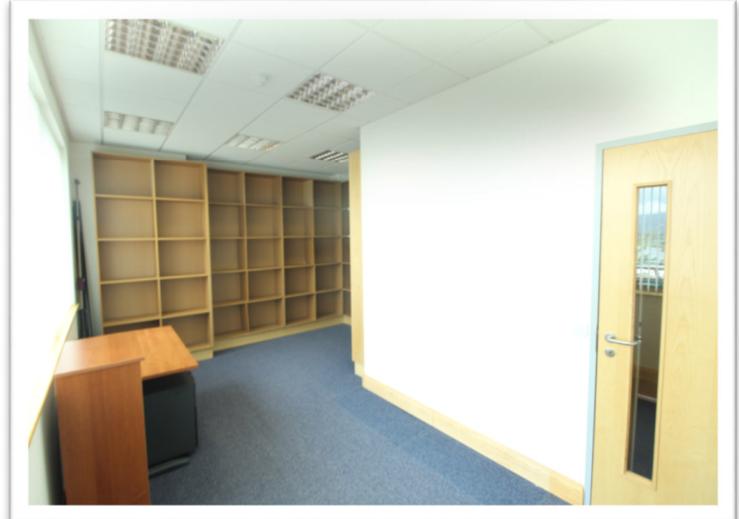
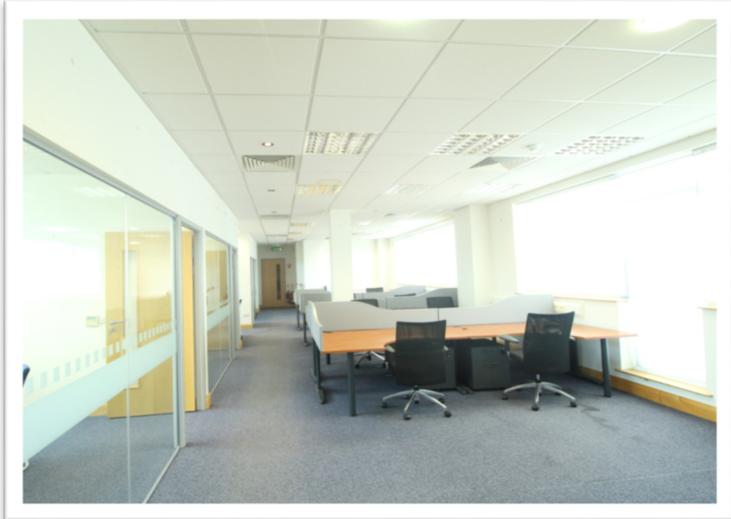
- **Recessed lighting**
- **Advanced air handling system throughout**
- **Tile and carpet floor finish**
- **Comms Room**
- **Kitchenette facility**
- **Ladies, Gents & Disabled toilet facilities**
- **Automated lift in lobby**
- **Private carparking**
- **Ease of access to M1 Motorway**



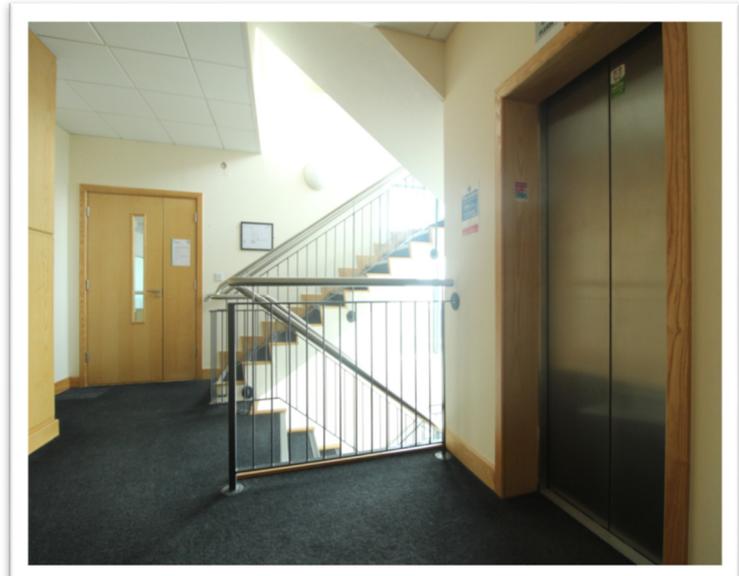
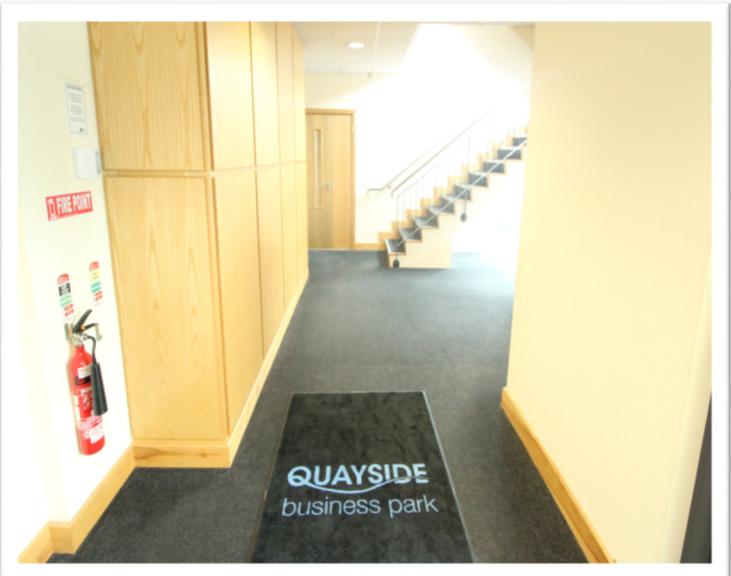
ACCOMODATION

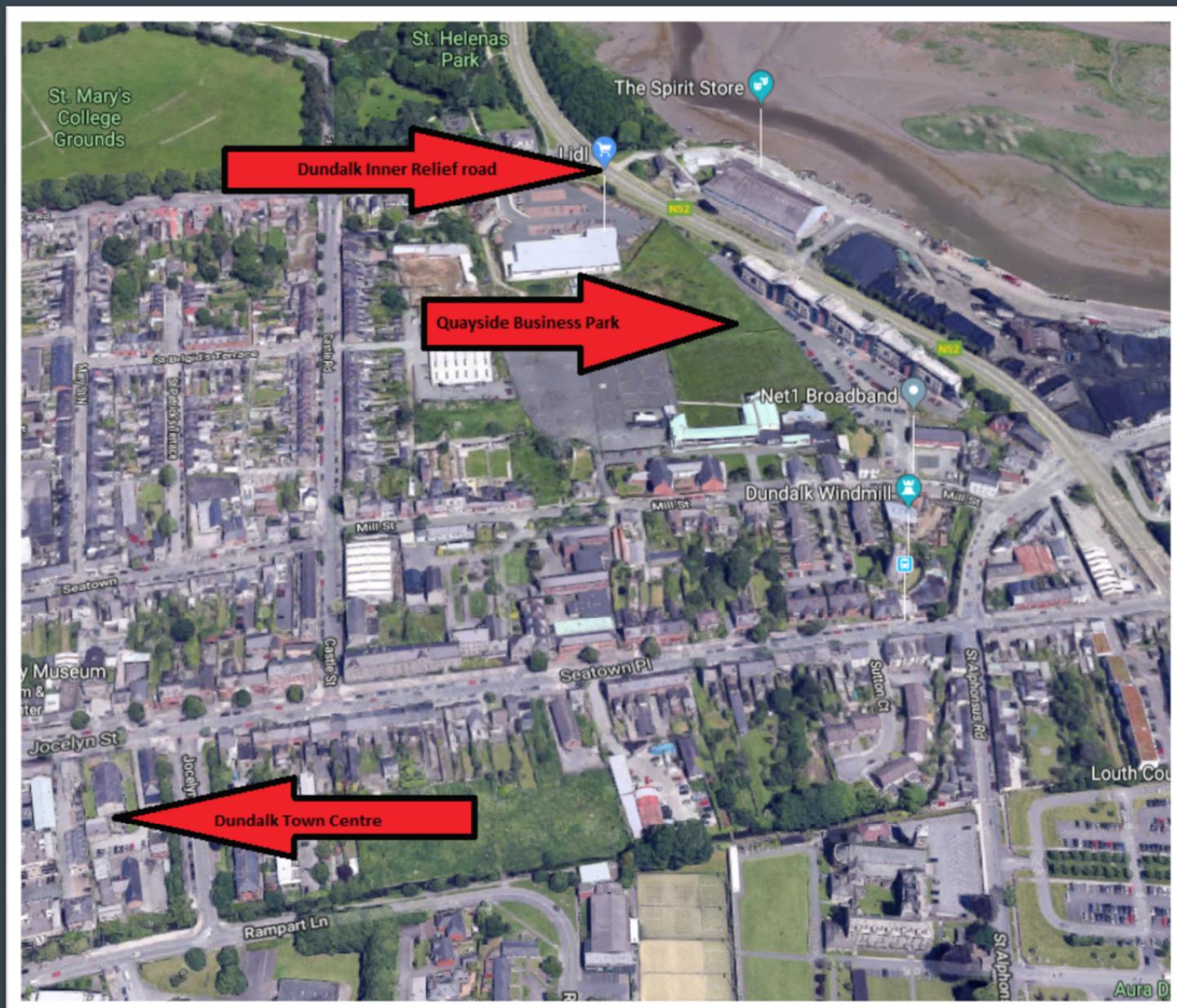
Description Measurements

Reception/open plan	-	c.6.000 m. x 4.000 m. c.12.450 m. x 4.406 m. c.2.684 m. x 3.135 m.
Kitchenette/Canteen	-	c.5.800 m. x 2.450 m.
Disabled/female W.C.	-	c.2.150 m. x 1.700 m.
Gents W.C.	-	c.2.285 m. x 1.000 m.
Boardroom	-	c.2.720 m. x 6.707 m.
Office 1	-	c.2.885 m. x 2.960 m.
Office 2	-	c.3.182 m. x 2.877 m.
Office 3	-	c.2.962 m. x 2.926 m.
Office 4	-	c.3.250 m. x 5.883 m.



C.





VIEWING

By appointment

Contact Negotiator:

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QUOTING PRICE

€16,000 per annum

TENANCY

Flexible lease terms to a suitable end user.

ANNUAL SERVICE CHARGE

€2,898.90 plus VAT for 2018



Conditions to be noted:

Whilst every care has been taken in the preparation and they are believed to be correct, they are not warranted and intending purchasers should satisfy themselves as to the correctness of the information given, nor do they constitute any or part thereof and are for information only. REA Gunne Property or their clients do not hold themselves responsible for any inaccuracy in these particulars.