



## Unit 15, Tower House, Clonmel, County Tipperary, E91 K2F4

Large office space of approx 148.5 Sq. Metres (2422 Sq. Ft.) for rent in Clonmel town centre

**Guide Rent €20,000 per annum**







**Hall**  
**4.98m (16'4") x 1.5m (4'11")**  
Carpet

**Office**  
**2.68m (8'10") x 4m (13'1")**  
Timber floor

**Office**  
**2.17m (7'1") x 4m (13'1")**  
Timber floor

**Canteen**  
**5.07m (16'8") x 7.38m (24'3")**  
Tiled floor/ Carpet, Stainless steel sink, Units at eye and floor level

All photographs are provided for guidance only.

- 149 Sq. Meters (1598 Sq. Ft)
- Large open plan office space
- Well maintained
- Large canteen

Brought to the market by P.F Quirke and Co is this well located town centre office space extending to 148.5 Sq. Metres (1598 Sq. Ft.). Tower House is a purpose built office and apartment building.

This units spans most of the first floor is accessed by a staircase and a lift. It is equipped with modern amenities, heating and air conditioning and security doors. Its strategic location in Clonmel provides easy access to local transport links and nearby business services, making it a convenient choice for both employees and clients.

This unit will suit a wide variety of companies and early viewing is advised.

**Entrance Hall**  
**3.75m (12'4") x 2.49m (8'2")**  
Secure French doors

**Lobby**  
**14.5m (47'7") x 2.54m (8'4")**  
Carpet

**Office**  
**3.44m (11'3") x 3.75m (12'4")**  
Carpet

**Office**  
**2.61m (8'7") x 3.75m (12'4")**  
Carpet

**Waiting area**  
**3.88m (12'9") x 4.15m (13'7")**  
Carpet

**Office**  
**3.07m (10'1") x 3.73m (12'3")**  
Carpet

**Office**  
**3.69m (12'1") x 4.09m (13'5")**  
Carpet

**Board Room**  
**4.75m (15'7") x 4.29m (14'1")**  
Carpet, access to balcony

**Mens W/C**  
**1.61m (5'3") x 3m (9'10")**  
WC, WHB

**Womens W/C**  
**4.61m (15'1") x 3m (9'10")**  
WC, WHB

**Storage Room 1**  
**1.74m (5'9") x 2.09m (6'10")**  
Timber shelves, Tiled floor

**Storage Room 2**  
**3.36m (11'0") x 2m (6'7")**  
Timber shelves, Tiled floor

