

## For Lease

**Office Unit at  
Inch,  
Balbriggan,  
Co. Dublin**



### Description:

Ground floor unit measuring 52 metres (560 sq. ft.)

Entrance Hall                      Reception Area with window

Manager's office, smaller office and toilet.

The Unit is a "lock-up" with security screens on the windows and doors.

### **Location:**

Office unit at the recently constructed warehouse facility at above address. The unit is 1 minute from the M1 extension (Dublin/Belfast). The property is on the edge of the Town of Balbriggan adjacent to local amenities.

### **Services:**

All services are connected to Unit, water, electricity and sewerage is by way of septic tank

### **Title:**

There is a 4-year 9-months Lease available with the property.

### **Zoning:**

Zoned CI1 in the Fingal Development Plan 2005-2011 “ to facilitate opportunities for general industrial employment and related uses in new industrial areas in accordance with an approved local area plan”

### **Directions:**

Take the Naul road out of Balbriggan and continue till you see the motorway signs, take a left turn approximately 150 metres from the motorway, this road runs parallel with the motorway and continue on this road for approximately 6 klms, the industrial unit is on the left hand side of the road.

### **Price:**

Price guide €7,500 p.a.

### **Other:**

#### **Please note;**

Receipt of these particulars implies an obligation to conduct all negotiations through this agency. The contents shall not be construed to form the basis of any contract. Whilst every care is taken in their preparation the agency will not hold it responsible for any inaccuracies contained therein.

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