

Breslin

TO LET

**LOWER GROUND FLOOR
17 ROCK HILL
BLACKROCK
DUBLIN A94N6W8**



SPACIOUS OFFICE PREMISES SITUATED OPPOSITE AIB BANK, TO THE LOWER GROUND FLOOR, WITH COMMANDING VISTA ACROSS DUBLIN BAY TOWARDS HOWTH. ENJOYS A PRIVATE BALCONY WITH THIS VISTA. TWO OFFICE ROOMS + 1 RECEPTION ROOM. WOODEN FLOORING. TEA-STATION. WC/WHB. ALARM. TELEPHONE/BROADBAND CONNECTIONS. GAS-FIRED CENTRAL HEATING SYSTEM. 64-PORT HUB WITH INTEGRATED NETWORK CABLING. C.477 SQ.FT. NEW LEASE. RENT €12,500 PER ANNUM. AVAILABLE 2ND JANUARY 2020.

VIEWING BY APPOINTMENT WITH THE SOLE AGENT.

PSRA LICENCE NO: 001770

Tel: 01-288 6875

Fax: 01-288 3376

Email: info@breslin.ie

Web: www.breslin.ie



FLOOR AREA

c.477 sq.ft. /45.52 sq.m.

No.	Premises	Depth/Width	SQ.M.	SQ.FT
1	Reception	3.41 x 3.05 + 0.9 x 4.32	14.72	158.44
2	Office No. 1	6.36 x 3.2	20.35	219.00
3	Office No. 2	3.54 x 2.61	9.24	99.50
TOTAL			44.31	476.94

TOILET FACILITIES	One bathroom with WC & WHB.
LEASE	Flexible lease terms available.
RENT	€12,500 p.a. Exclusive of rates and Insurance.
BUILDING INSURANCE	Payable by Lessee on a pro-rata basis.
COMMERCIAL RATES	Payable by Lessee on a pro-rata basis.
WATER RATES	Payable by Lessee on a pro-rata basis.
BER ENERGY RATING	BER Energy Rating: C1 BER No: 800085425
TELEPHONE/ BROADBAND	ADSL Lines available on premises IT Network. Network -port hub with integrated cabling and connection points throughout.
ALARM	Full security alarm system installed.
REFERENCES	Two trade references and one bank reference.
VIEWING	By appointment only with the Sole Agent.