

To
Let



O'TOOLE
& CO.

The Mall
Westport
Co. Mayo
F28 T381

T: 098 28000
E: info@tot.ie
W: www.tot.ie
DX: Westport DX53008

Estate Agents | Auctioneers | Valuation Surveyors

FIRST FLOOR OFFICES CLARE STREET BALLYHAUNIS F35 DA36



BER C2

FEATURES:

- Prominent and convenient location in Ballyhaunis Town Centre
- Purpose built modern offices extending to 232sq. m (2,500sq.ft)
- Exceptionally well fitted out and ready for immediate occupation
- Some on site car parking
- Flexible lease terms
- Suitable for a wide variety of occupiers

O' Toole & Co. give notice that these particulars/dimensions, whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. All intending purchasers should satisfy themselves by inspection or otherwise as to their accuracy.

PSRA Licence No. 001318

LOCATION

Located on Clare Street in the town centre of Ballyhaunis. The offices are positioned at first floor directly above First Choice Credit Union. This is a mixed use location within a short walk of the retail and business amenities of Ballyhaunis town centre. Adjoining or nearby occupiers include First Choice Credit Union, Western Care, Midwest Radio, Ballyhaunis Public Library and Ballyhaunis Public Swimming Pool.

Ballyhaunis is located in east County Mayo close to its border with County Roscommon. One of the most ethnically diverse towns in Ireland, it benefits for excellent road and rails connectivity being on the N60, N83, R323, R293 and on main rail with a number of daily services to and from Dublin. Knock international Airport is located within 21kms. Claremorris 18kms, Castlebar 45kms, Roscommon 44kms, Galway 67kms, Sligo 71kms, Athlone 76kms, Dublin 200kms.

DESCRIPTION

Self-contained offices within a detached two storey modern office development. Purpose built to an excellent standard, the offices extends to some 232sq.m providing both cellular and open plan accommodation together with full conference/board room, toilets and staff kitchen facilities.

SPECIFICATION

- Carpeted floors
- Suspended ceilings
- Full lift access
- Full male, female and disabled toilets
- Superb Staff kitchen
- Some on site Car Parking
- Extensive Conference/Board with impressive glazed wall
- Electric storage heating and good electrical specification

FLOOR AREAS

The property has a gross internal floor area of 232sq.m (2,500sq.ft)

ACCOMODATION

Floor	Description	Area sq.m	Sq.ft
Ground	Entrance Lobby		
	Lift Lobby		
		10.31	
First	Meeting/Dining		
	Hallway		
	Store Room Comms Room		
	Shower		
	Female Toilets		
	Disabled Toilets		
	Male Toilets		
	Board room/Offices		
	Open plan offices		
			221.80
		232.11	2,500

SERVICES

The property has the following mains services

Sewerage

Water

Electricity

Telecoms

BER

C2- No. 800819047

LEASE TERMS

This property is available to let on flexible lease terms

RENT GUIDE

30,000 EUROS PER ANNUM EXCLUSIVE

FOR FURTHER INFORMATION & VIEWINGS

Contact: Gerard O'Toole at O'Toole & Co. (098) 28000 or gerard@tot.ie

DIRECTIONS

Located on Clare Street (N60) 100m from the town centre. Offices are located directly above First Choice Credit Union.

