

TO LET OFFICE OPPORTUNITY

**FIRST FLOOR, NORTH BUILDING,
16A MONKSTOWN CRESCENT,
MONKSTOWN, CO. DUBLIN**

LOCATION

The property is located in the heart of Monkstown village, fronting onto Link Road. Monkstown is a popular coastal suburb, situated between Blackrock and Dun Laoghaire. It is approximately 9 kilometres south of Dublin's city centre. The surrounding area is a mix of residential and commercial use to include FX Buckley, The Blue Door, Elephant & Castle, 8A Brasserie and Avoca Food Market.

The area is well served by public transport, with several bus routes and the Salthill / Monkstown DART station within close proximity to the property, providing efficient transport to the city centre in 20 minutes.



DART



FX Buckley



Elephant & Castle



Avoca Food Market



Monkstown Village



Dun Laoghaire



DESCRIPTION

The subject property comprises of a first-floor office within a two storey semi detached building. The ground floor is occupied by Suzie McAdam Design.

The unit extends to approximately 153 sq.m. (1,652 sq.ft.) and comprises of open plan office accommodation, two meeting rooms, kitchenette, WC and shower facilities. The office has been fitted out to a high standard and boasts a unique attractive design.

The accommodation benefits from air conditioning, a terrace and two basement car parking spaces.

LOCAL AUTHORITY RATES

TBC

SERVICE CHARGE

TBC

RENT

€45,000 per annum

BER



BER No. 80024246

Energy Performance Indicator: 269.45

LEASE TERMS

Available on flexible new lease terms. The tenant shall be liable for the local authority rates, a fair portion of service charge and insurance, in the normal manner.

VIEWING

All viewings are strictly by appointment through the sole letting agent.

CONTACT

For further information please contact:

Brian Kelly

Surveyor

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PSRA Registration No. 003587

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