

**To Let**

**1st Floor Office Suite  
70 Georges St Up  
Dun Laoghaire**



**Size:** c.95m<sup>2</sup>  
**Terms:** Negotiable  
**Parking:** 3 Spaces  
**Rates:** €4762.72 p.a.  
**BER Rating:** **BER F**

**€24,000p.a.**  
**VIEWING BY APPOINTMENT**

# First Floor Office Suite at 70 Georges Upper Dun Laoghaire Co. Dublin.

## FEATURES

- Ideally located 1st floor office suite.
- Fully Self Contained.
- 3 Car Parking Spaces.
- Rent €24,000 p.a.
- Rates €4762.72 p.a.
- Area c.95m<sup>2</sup> (1027sq.ft.)

**BER RATING:**   
**BER NO:** 800565780  
**kWh/m<sup>2</sup> / yr:** 735.51



## ACCOMODATION

**Entrance** 1.13m x 10.214m

**W.C.** 2.529m x 3.035m

**Reception** 2.899m x 2.989m

**Rear Office** 3.166m x 3.817m

**Meeting Room** 2.957m x 2.977m

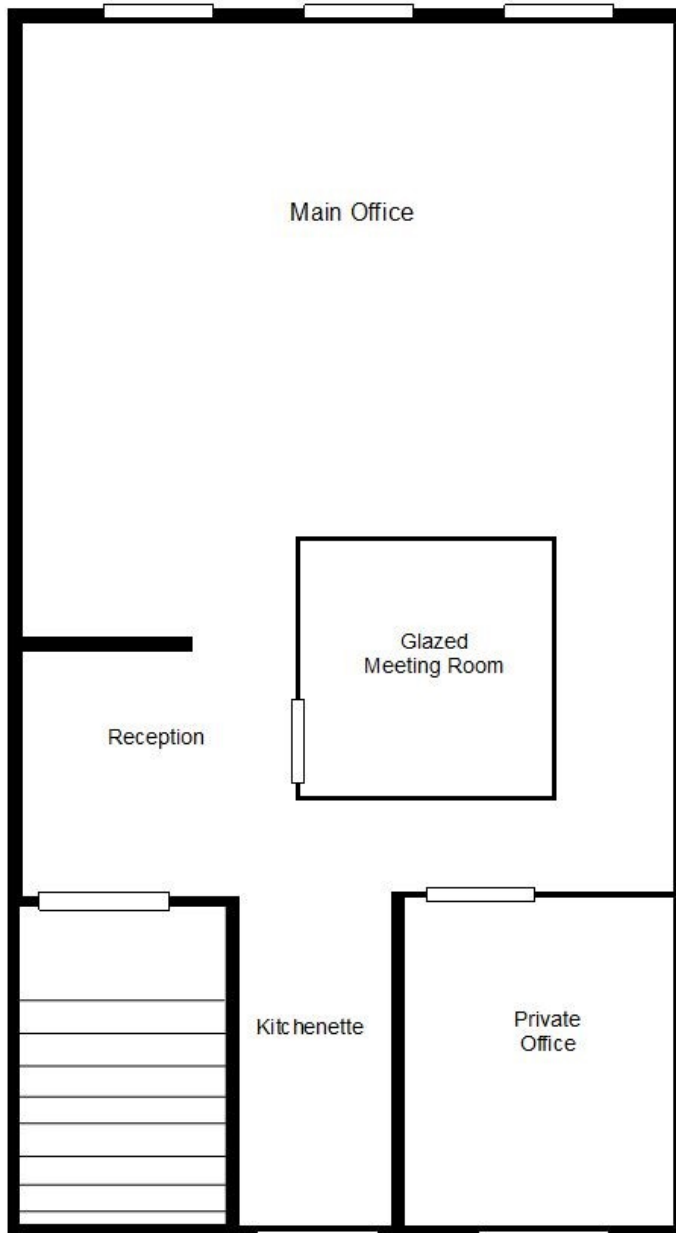
**Main Office** 7.090m x 7.533m

**Kitchenette** 3.643m x 2.003m



Insurance 2017 €984.10  
(45% of total for the building)

# FLOORPLAN:



Not to Scale. For Identification Only.

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Negotiator  
**Tom O'Higgins**  
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**Tom  
O'Higgins**

ESTATE AGENT

**Estate Agent  
Auctioneers  
Valuation Surveyors**

**52 Sandycove Road  
Sandycove  
Co. Dublin**

**Tel: 284 5007**

Tom O'Higgins Estate Agent for themselves or for the vendors of this property whose agents they are wish to make clear that these particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken compiling the information we can give no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding the description and measurements.

**SHOULD THIS PROPERTY NOT SUIT PLEASE REGISTER YOUR REQUIREMENTS AT OUR OFFICE WHERE PRIORITY WILL BE GIVEN TO MEET THEM AS SOON AS POSSIBLE**

PSRA License: 001730