

## For Lease

**Lower Ground floor, Unit No. 3 C,  
Fingal Bay Business Park, Balbriggan,  
Co. Dublin.**



### Description:

The property comprises an end of terrace office unit, located on the lower ground floor, stand-alone condition and purpose built. The unit is fully fitted out, painted and plastered walls, carpeted, perimeter trucking, and recessed lighting, gas fired radiator heating, toilets. The unit is fully wired for computing and telecommunications and ISDN and Broadband are connected to the unit. The unit is also alarmed and measures 106 Sq. M.(1,140 sq.ft.)

There is also substantial car parking available with 2-resigned spaces. The lower ground floor office has is separate and self-contained.

### **Location:**

This is a modern Business Park located approximately 2 kilometers west of the Town centre close to both the Balbriggan Business Park and Stephenstown Industrial Estate. The property is within easy reach of both Dublin Airport and the M50 being just off the M1 motorway. Balbriggan also has a main line rail station on the Dublin to Belfast rail line.

### **Services:**

Services connected to the building include electricity, water, sewerage, natural gas.

### **Title:**

There is a 4-year 9-month lease available with the Unit

### **Zoning:**

The zoning objective is ST1 “to facilitate opportunities for science and technology based employment and associated and complementary uses in high quality environment in accordance with approved local area plan” , per Fingal Development Plan 2005-2011

### **Directions:**

Take the Dublin Road out of Balbriggan, pass the Church on the right hand side of the road, take the 3-exit and the roundabout onto Harry Reynolds road, the Fingal Business Park is on the left hand side of the road.

### **Price:**

The price guide is €18,000 p.a.

### **Accommodation:**

#### **Please note;**

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