

Mervyn Feely & Associates

Chartered Surveyors, Estate Agents & Valuers

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OFFICES TO LET



First Floor 9-11 Main Street, Blackrock, Co. Dublin

- Located in the heart of Blackrock Village
- Reception and 4 separate offices.
- 72sq.m (775sq.ft.)
- Beside Blackrock DART station

PSRA Licence No: 001142



LOCATION:

The property is situated in the centre of Blackrock Village, approximately 7km south of Dublin City.

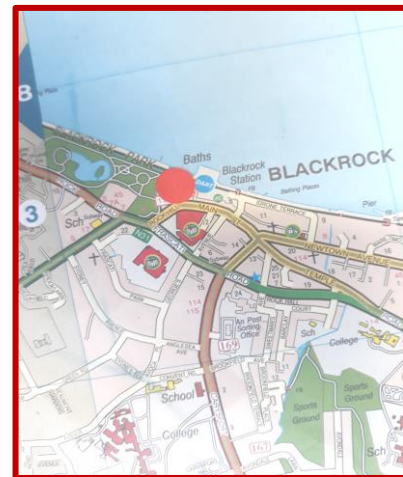
Blackrock Village is a busy commercial and retail hub serving the surrounding suburbs including Stillorgan, Dun Laoghaire and Dalkey.

The property is located 100m from The Blackrock Shopping Centre and 100m from Blackrock Dart. Other users along the main street include Monica Peters, Khan, Starbucks, Café Java as well as Banks, Public Houses and Restaurants.

DESCRIPTION:

The premises comprise the first-floor offices at 9-11 Main Street, Blackrock. Internally there is four offices plus reception area and toilet. The ceilings and walls are plastered and painted, floors are carpeted and there is storage heating and fluorescent lighting throughout.

- FLOOR AREA:** 72sq.m (775sq.ft.)
- LEASE:** Flexible
- RENT:** €25,000p.a.
- RATES:** Approx. €3,000
- INSURANCE:** Approx. €645
- BER:** TBC
- VIEWING:** Strictly by Appointment



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