

**No. 3 The Courtyard, Carmenhall Road, Sandyford,
Dublin 18, D18 AX03.**

TO LET



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VIEWING HIGHLY RECOMMENDED

Details:

- * Modern Office Suite
- * Ready to occupy
- * Fitted to a very high standard
- * Air-con, suspended ceilings and lighting, raised floors with trunking, carpets etc.
- * Boardroom, Meeting Rooms, Open Plan (x 12), Tea Station.
- * Adj. Luas Line, Cafes, Beacon Hospital and Clayton Hotel.

Floor Area:	2,000 Sq. Ft.
Parking:	3 Spaces (option on 4th)
Rates:	€10,450
Service Charges:	€ 9,773 incl. Vat
BER:	C3
Rent:	€40,000 p.a.
Lease	4 years 9 months or 10 years.

Contact: John Agar - 086 256 2359 - jagar@agar.ie

Subject to Contract

VIEWING BY APPOINTMENT

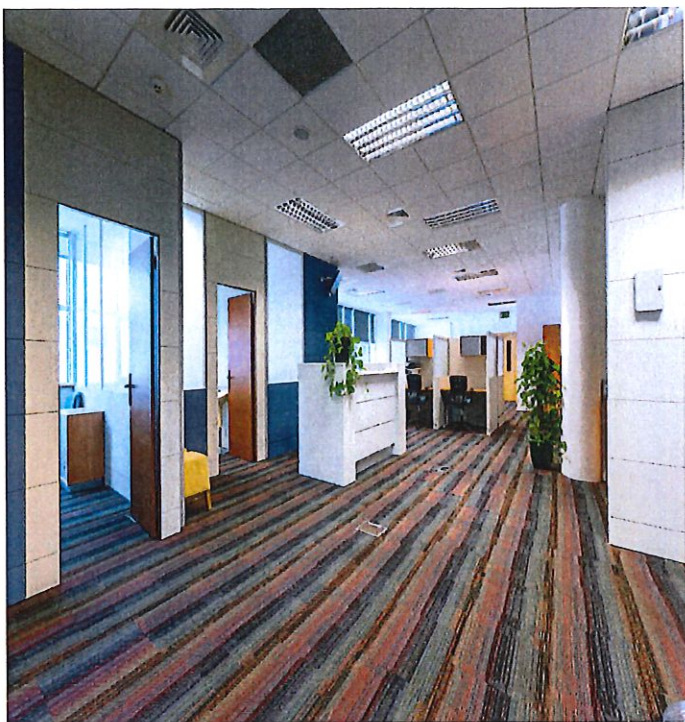


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