

G9, F15 & F17 Pottery Rd, Dun Laoghaire, Co. Dublin

TO LET



ACCOMMODATION AVAILABLE

Description:

The Pottery is a well-established business park located just off Pottery Road within the Dun Laoghaire Industrial Estate. Access to the development is on the western side of Pottery Road approximately 550m south of Bakers Corner.

We have three subject units available a ground floor corner unit extending to 2,121 sq. feet (197 Sq.m) and a first-floor open plan office extending to approximately 1,009 Sq.ft (94 Sq.m) unit within the Pottery Business Park.

Specification Includes:

Lease:	New Lease Terms
Rent:	€22.50 per Sq.ft
Rates:	€1.75 per Sq.ft
Service Charge:	€ 1.60 per Sq.ft
Spaces:	1 car space per unit
Viewings:	Contact agent

Specification:

- Dual glazing to front and rear
- Raised access floors
- Suspended ceiling
- Lighting system
- Ventilation system
- Kitchenette
- Bathroom & Shower Facilities

Additional Benefits:

- Secure basement parking
- Bicycle facilities
- 24-hour access

Onsite amenities include Little Frieda's Cafe, Lidl, Gym, Pharmacy and a doctor



Schedule of Accommodation	Use	GIA Sq. m	GIA Sq. ft
Ground Floor	Office	197	2,121
First Floor * 2	Office	94	1,009
Total		94	1,009

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