TO LET

30 LOWER ORMOND QUAY,
DUBLIN 1.

“A MILLENIUM OPPORTUNITY”

COSTELLO
COMMERCIAL
660 3325
LOCATION
Situated on the north side of Lower Ormond Quay between its intersections with Jervis Street and Liffey Street. This property is opposite the new millennium bridge and has the benefit of a high volume of pedestrian traffic passing the unit, both on Ormond Quay and the Millennium Walkway.

DESCRIPTION
The ground floor and lower ground floor accommodation in a modern multi-storey commercial/residential development. This unit is perfectly suited for a range of retail/showroom uses, and has extensive frontage of approx. 5.5 m to Ormond Quay. Planning permission obtained for a new glazed shopfront. Floors are of concrete slab, walls are smooth plastered and painted throughout.

FLOOR AREAS
Approximate gross internal floor areas are

<table>
<thead>
<tr>
<th>Floor Area</th>
<th>Sq.m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Floor</td>
<td>70.4</td>
</tr>
<tr>
<td>Lower Ground Floor</td>
<td>66.6</td>
</tr>
</tbody>
</table>

PARKING
2 car spaces in a secure car park to the rear of the unit.

LEASES
New 25 year FRI lease incorporating 5 yearly rent reviews.

RENT
Available on request from the Sole Agents.

VIEWINGS
Strictly by appointment with the sole agents
Costello Commercial, Chartered Surveyors.
Contact Adrian Power-Kelly or Jennifer Nolan.

CONTACT:
Costello Commercial,
33 Raglan Road
Ballsbridge, Dublin 4
E-MAIL:
info@costellocommercial.com

Conditions to be noted:
These particulars are issued by Costello Commercial on the understanding that all negotiations are conducted through the sole agents. Whilst every care has been taken in the preparation of these particulars, they do not constitute an offer or contract. All descriptions, dimensions, references to condition, permissions or licences of use or occupation, access and other details are for guidance only, and are given in good faith and believed to be correct, and any intending purchaser/tenant should not rely on them as statements or representations of fact but should satisfy themselves (at their own expense) as to the correctness of the information given. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/tenant shall be liable for any VAT arising on the transaction. Neither Costello Commercial nor any of their employees have any authority to make any representation or warranty in respect of the property.