

2nd Floor, The Building Block, Bridge Street, Sligo, Co. Sligo, F91 XY2N, Ireland.

Commercial |

To Let/For Lease | €2,750



Second Floor Office space available for lease in landmark, town centre office building in the heart of Sligos business hub. Circa 2,629ft2 / 244m2

The Building Block is a landmark property within Sligo town centre. It commands a striking presence along three aspects with its modern design & finish. It fronts onto Bridge Street, the Garavogue River & the Stephen Street Car Park, giving it a truly unique position for a property in such a central location. The entire property is set out over 4 levels. Other tenants in the building include the HSE, Rehab, Crawford Architects, Runpod, Appian Task, the Co-working space & the OPW.

Service Charge:

€4,752 (excl VAT) per annum, this covers: Lift Maintenance (quarterly), Fire Maintenance (quarterly), Common area light and heat, Common bathrooms stocking/cleaning (3 times per week), CCTV System (Bi-Annual Maintenance), Access Control System, Waste Collection & Property Manager

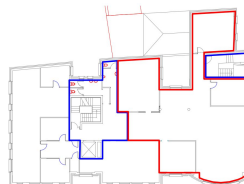
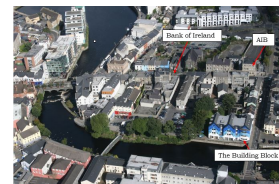
Annual Block Insurance Apportionment
€735.78

Rates:

Rates are estimated at €1,500 PA

Location

The Building Block is located in the heart of



Sligo town. Set on Bridge Street fronting onto the Stephen Street Car Park, it enjoys a prime position within Sligo's business hub. There are a number of high profile premises in the area including the newly redeveloped Embankment, along with AIB Bank of Ireland. Other businesses trading in the immediate vicinity include McDermott Creed Martyn Solicitors, Gilroy Gannon Chartered Accountants, The Sligo Champion to name only a few. The Building Block is the prime location for successful existing businesses also start up businesses to operate from. Its town centre location makes it easily accessible there is excellent public car parking adjacent to the building. Sligo itself is easily accessible being within 45 mins of Ireland International Airport Knock, also enjoys excellent public train bus services. Sligo is approx. 210km from Dublin, 200km from Belfast 140km from Galway.

Size:

244.24 sqM - 2629 sqFtSqm

Garden**Directions**

Bridge Street, Sligo. Eircode F91 XY2N