

# FIRST FLOOR OFFICES 8-10 MARDYKE STREET

199 SQ. M. / 2,141 SQ. FT.



## LOCATION

The property is located adjacent to Athlone Town Centre fronting on to Mardyke Street. The area enjoys a vibrant and active atmosphere with its close proximity to the shopping centre entrance and numerous amenities.



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199 SQ. M. / 2,141 SQ. FT.



## DESCRIPTION

The accommodation is located on the first floor above Ladbrokes and is arranged in a variety of cellular offices with a large kitchen.

## ACCOMMODATION

The approximate gross internal area is as follows:

Floor	SQ. M.	SQ. FT.
First	199	2,141
Total	199	2,141

\*Please note that these areas are subject to final confirmation.



## SPECIFICATION

- ▶ Suspended ceilings
- ▶ Plastered and painted walls
- ▶ Carpeted floors
- ▶ Perimeter trunking
- ▶ Toilet facilities
- ▶ Large kitchen

## LEASE DETAILS

Available Immediately.

## CAR PARKING

Ample secure basement car parking available.