

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

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











DNG Flanagan Ford for themselves and for the vendors or lessors of the property whose Agents they are, give notice that:

(i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract.

(ii) Any intending purchasers or tenants must not rely on the descriptions, dimensions, references to condition or necessary permissions for use and occupation as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of DNG Flanagan Ford has any authority to make or give representation or warranty whatever in relation to this development.DNG Flanagan Ford accept no

(iii) No person in the employment of DNG Flanagan Ford has any authority to make or give representation or warranty whatever in relation to this development. DNG Flanagan Ford accept no liability (including liability to any prospective purchaser or lessee by reason of negligence or negligent misstatement) for loss or damage caused by any statements, opinions, information or other matters (expressed or implied) arising out of, contained in or derived from, or for any omissions from this brochure. Care has been taken in the preparation of these details & in the provision of any general data & information about this property, but it should be noted that any information, written or verbal, provided by DNG Flanagan Ford or their clients is issued for guidance purposes only, is not contractual & does not form part of any legal documentation.



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



DNG Flanagan Ford for themselves and for the vendors or lessors of the property whose Agents they are, give notice that:

(i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) Any intending purchasers or tenants must not rely on the descriptions, dimensions, references to condition or necessary permissions for use and occupation as statements or representations

of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of DNG Flanagan Ford has any authority to make or give representation or warranty whatever in relation to this development.DNG Flanagan Ford accept no liability (including liability to any prospective purchaser or lessee by reason of negligence or negligent misstatement) for loss or damage caused by any statements, opinions, information or other matters (expressed or implied) arising out of, contained in or derived from, or for any omissions from this brochure.Care has been taken in the preparation of these details & in the provision of any general data & information about this property, but it should be noted that any information, written or verbal, provided by DNG Flanagan Ford or their clients is issued for guidance purposes only, is not contractual & does not form part of any legal documentation.