

### SERVICES:

All mains services are available

### FEATURES:

- \* Granite & Sandstone Shopfront
- \* uPVC Timber Double-Glazed windows throughout
- \* Electric Storage heating
- \* Concrete, insulated and sound proof floors to all levels
- \* Modern wiring, Fire System etc.
- \* Available in 1, 2 or 3 lots
- \* Rear yard available to Ground Floor Retail Unit
- \* Custom designed for office / retail / professional use

### LEASE TERMS:

New Lease up to a maximum term of 9 years 11 months

### RENT:

On application

### VIEWINGS:

Strictly by appointment with the sole agents, John M. Gleeson Auctioneers.  
Please contact Jonathan Gleeson at (087) 6888440.

# PREMIER HOUSE

**A Modern, Flexible Office Development  
Designed With Your Needs In Mind**



Cathedral Street, Thurles  
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# TO LET

## "PREMIER HOUSE" PARNELL ST., THURLES



**RETAIL UNIT - OFFICES OVERHEAD  
NEWLY BUILT & ULTRA MODERN  
TOTAL 2,800 sf - AVAILABLE IN ONE OR MORE LOTS**

Cathedral Street, Thurles

Tel: (0504) 22997

[tipperaryproperty.com](http://tipperaryproperty.com)

**LOCATION:**

The property is situated on Parnell Street, just off Liberty Square and in immediate proximity to all commercial activities, banking, shopping, professional etc. The property is located opposite Parnell St Car Park and on street parking is also available.

**DESCRIPTION:**

**Premier House** is a newly built and custom designed ultra-modern retail and office building. It is fitted out to a very high specification including 3-phase power, timber double glazed windows, sandstone & granite shop-front and electrical storage heating. The building is of concrete construction with insulation and soundproof floors to all levels. There is also an enclosed rear yard. Premier House comprises bright and spacious accommodation, available to let in 1, 2 or 3 units.

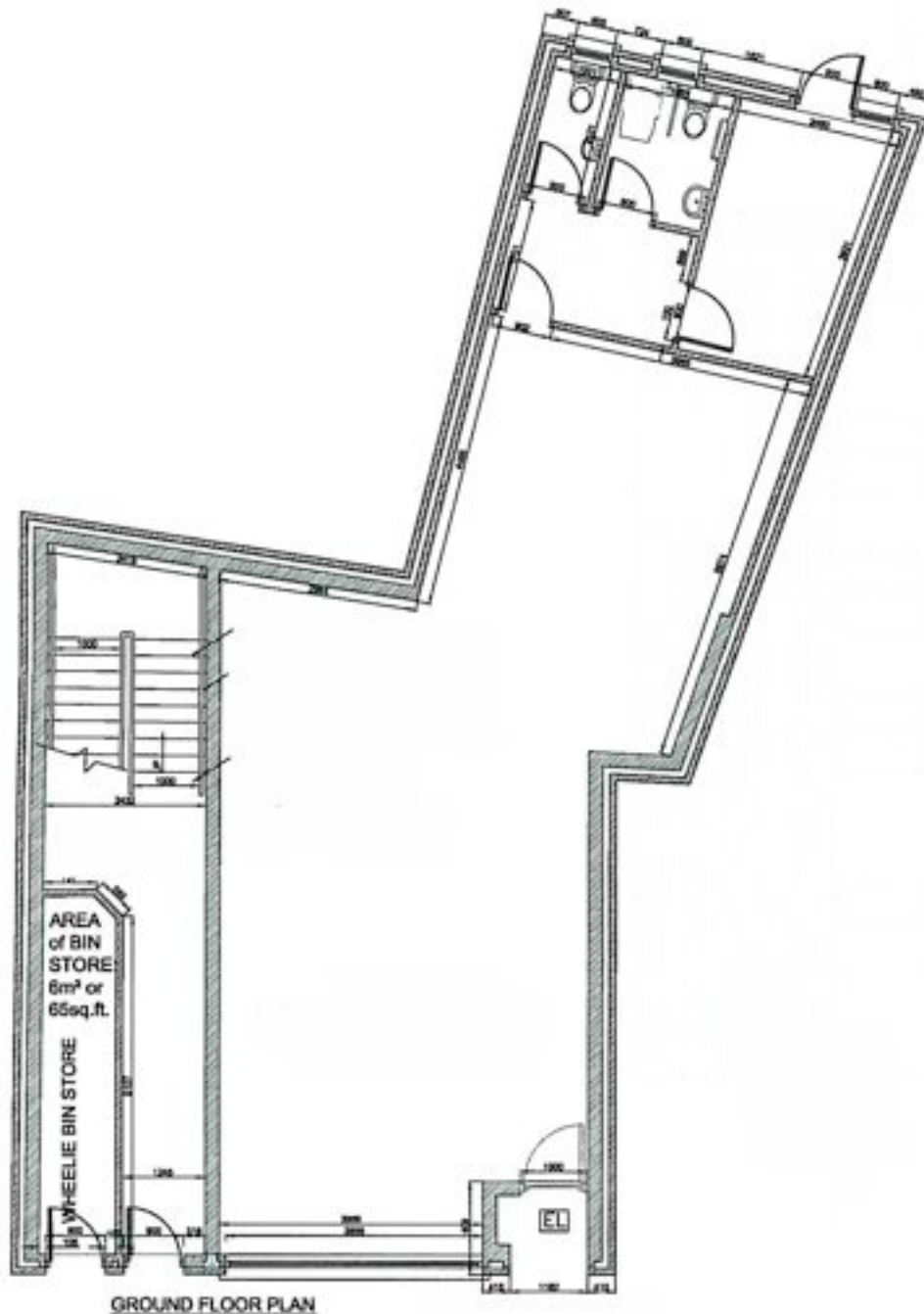
**ACOMMODATION:**

**Premier House** is laid out over three levels. All floors benefit from bright, spacious and open plan accommodation.

The ground floor has the added benefit of a rear yard. There is also a self-contained wheelie bin store area on the ground floor.

In summary, the areas are as follows:

Ground	1040 sf
First	850 sf
Second	850 sf
Bin Store	65 sf



**ACCOMMODATION contd.:**

**Ground Floor:**

Entrance to Shop:	(4'5" X 3'3")
Shop:	(46'0" X 18'2")
Back Circulation:	(9'2" X 6'0")
Left Toilet:	(6'6" X 3'3")
Right Toilet:	(6'7" X 5'7") Wheelchair
Kitchen:	(12'9" X 6'4") Door to rear yard
Entrance to Offices:	(33'3" X 7'10")
Wheelie Bin Area:	(18'5" X 3'3")

**First Floor:**

Lobby:	(7'10" X 5'0")
Open Plan Office:	(32'3" X 26'7") suspended ceiling
Toilet:	(5'9" X 5'5")
Sink Area:	(5'10" X 4'7")

**Second Floor:**

Open Plan Office:	(32'3" X 27'0")
Toilet:	(5'6" X 5'6")
Sink Area:	(6'0" X 4'6")

**Outside:**

Frontage:	(12'2")
Rear yard:	(36'0" X 17'0")

