

SERVICES:

All mains services are available.

FEATURES:

- * Lift Access to upper floors
- * uPVC Timber Double-Glazed windows throughout
- * Electric Storage heating
- * Concrete, insulated and sound proof floors to all levels
- * Modern wiring, Fire System etc.
- * Option to subdivide First Floor
- * Custom designed for office / professional use

LEASE TERMS:

Flexible Terms - On Application

RENT:

On application

VIEWINGS:

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



JOHN M.

Cathedral Street, Thurles
Ph: (0504) 22997
Fax: (0504) 22986
Email: info@tipperaryproperty.com
www.tipperaryproperty.com

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JOHN M.

TO LET

"THE MALL HOUSE" SLIEVENAMON ROAD THURLES



OFFICE SUITES TO LET NEWLY BUILT WITH LIFT ACCESS "CENTRA" TO OCCUPY ENTIRE GROUND FLOOR

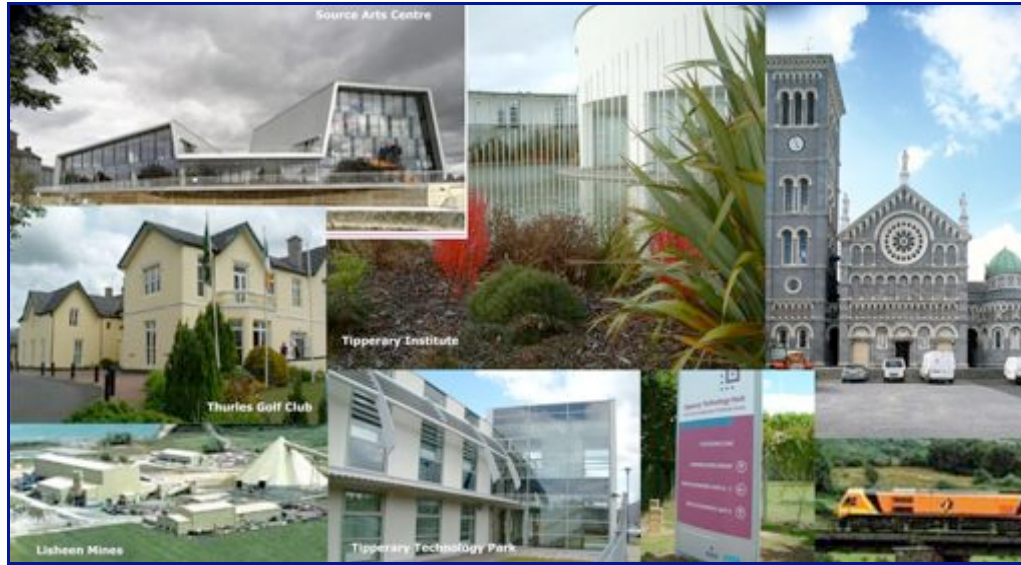
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tipperaryproperty.com

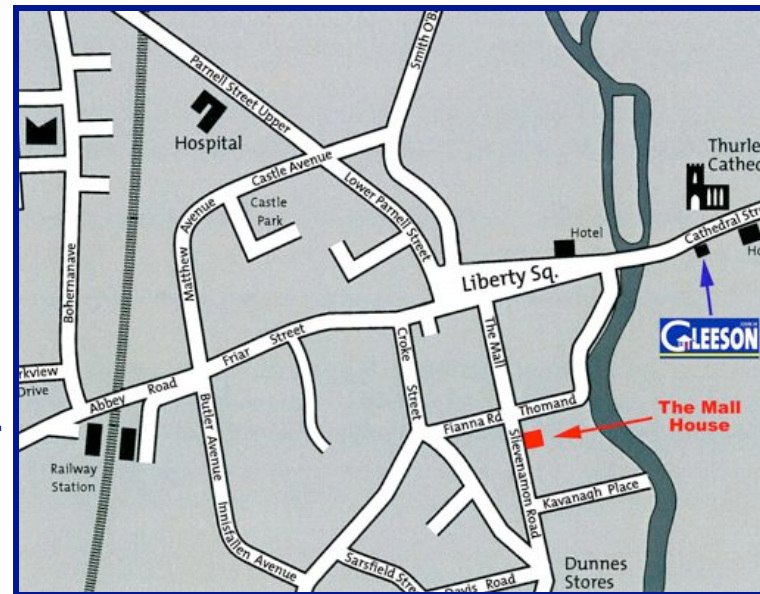
ABOUT THURLES:

Thurles is the largest town in North Tipp with a population of approximately 6,831 and located just 4 miles from the N8 Dublin - Cork National Route, currently being upgraded to a Motorway. It is a vibrant commercial town which boasts occupiers / employers such as Dunnes, Tesco, Aldi, Lidl, & Lisheen Mines. Thurles is also located on a major railway line, providing frequent services to Dublin, Cork, Limerick, Killarney, Tralee etc.



LOCATION:

The property is situated on Slievenamon Road, one of the busiest thoroughfares in and out of Thurles Town Centre, situated half-way between Liberty Square and the Dunnes Stores Shopping Centre. It lies in immediate proximity to all commercial activities, banking, shopping, professional etc. The property is located adjacent to Slievenamon Road Car Park and on street parking is also available.



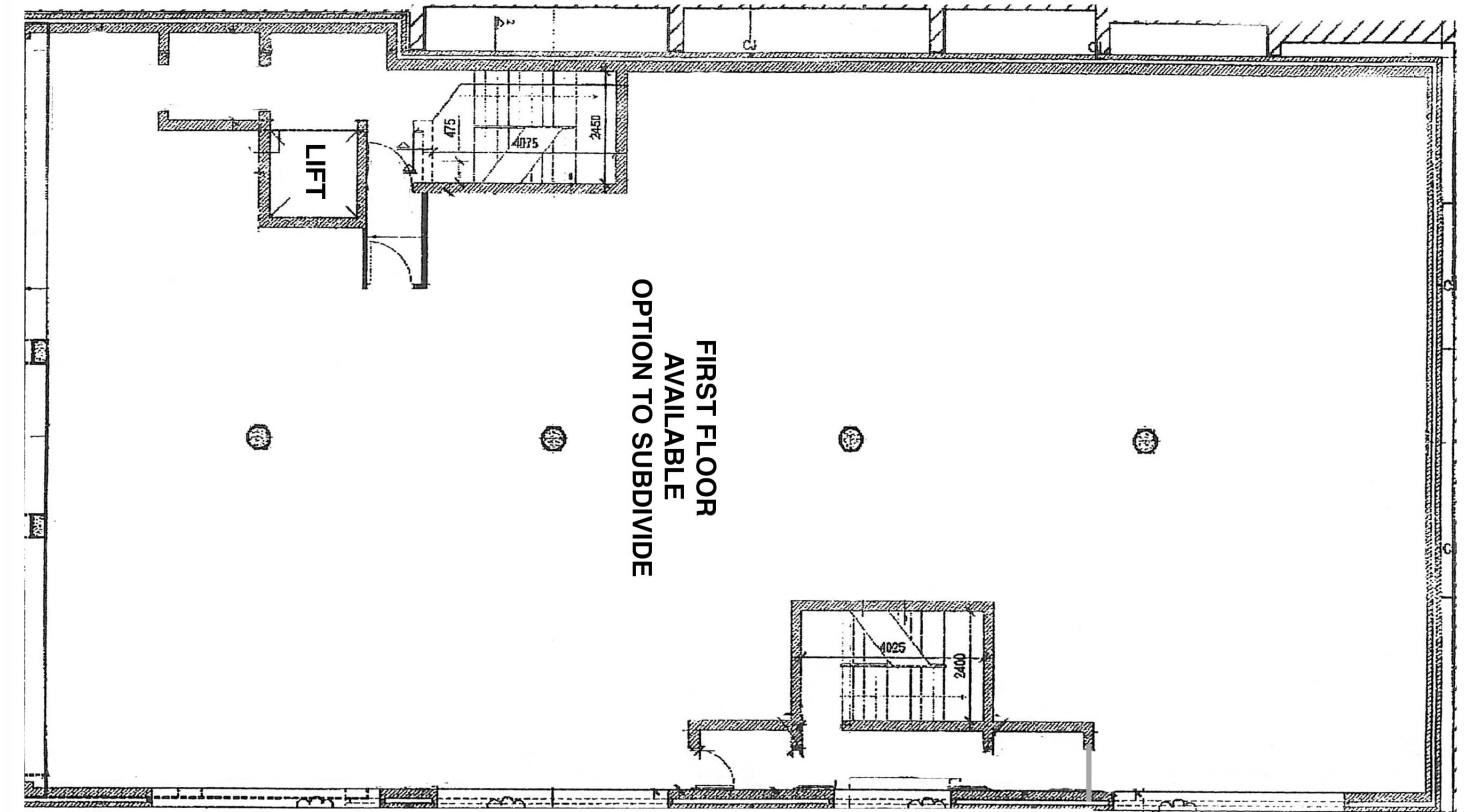
DESCRIPTION / ACCOMMODATION:

The Mall House is a newly built and custom designed ultra modern retail and office building. It is spread out over three floors, with Retail on the Ground Floor and Office Suites on the Upper Floors. The entire Ground Floor of The Mall House will be occupied by Centra.

The upper floors are self-contained and fully accessible by either stairwell or lift. The First Floor comprises approximately 4,700 sq.ft and is available as one unit or may also be subdivided. The Second Floor comprises Three office suites, two of which are available and contain approximately 750 sq.ft each. The Second Floor boasts an attractive open air Atrium / Garden Area.

FLOOR PLANS:

First Floor:



Second Floor:

