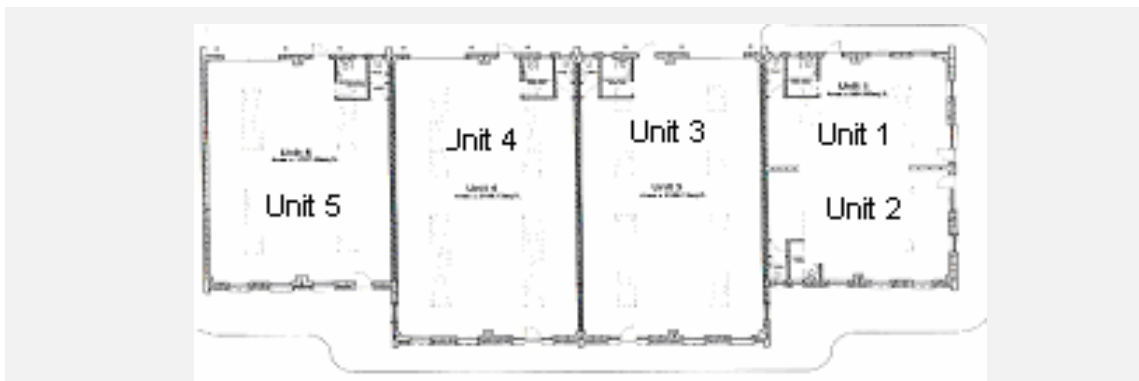




Floor plan of Units



Size of available units: 2189 sq.ft./203sq. m. (units 3 & 4); 1757 sq.ft./163 sq. m.(units 5)

Internal Details:

- Doors and windows double glazed aluminium framed.
- Rear doors aluminium personnel escape door, 1 no. to units 3, 4 & 5.
- Electrically operated roller shutter doors to units 3, 4 & 5 (3 m wide x3.6 m high).
- Bathrooms. 1 no. wc with whb, 1 no. disabled access wc complete with hot and cold water (under-sink heater). Mains water available for canteen facility.
- ESB supply terminated to rear wall each unit.
- Emergency lighting provided.

External Details:

- 3 Phase ESB to all units
- Underground ducting for gas/oil from base to all units.
- All units ducted for Eircom Broadband.
- Mains water supply.
- Mains foul and storm sewerage.
- Tarmacadam Entrance driveway and car park.
- Concrete rear hard standing.
- Landscape gardens to front and sides.
- External street lighting to front and rear.

Rent: Ranging from €5.00 - €6.00 per sq. ft. per annum (excluding VAT @ 21%)
Terms and conditions apply

Deposit: Security deposit of 3 months rent in advance.

Lease Term: Short term leases from 1 – 5 years normally

Other Charges which may apply:

- *Commercial Rates and Water Charges* may apply and these are charged directly by Cavan County Council.
- An *Insurance contribution* is payable annually and is levied in direct proportion to the size of the unit occupied.
- *Stamp Duty* is a legal charge on the Lease Agreement and is calculated as 1% of the annual rent. It is payable on commencement of each Lease term
An estimate of the above charges may be supplied on request.

The Tenant shall effect *public liability and employers liability* insurance and indemnify the Landlord therein in respect of any claim whatsoever arising by reason of the Tenant's occupancy and user of the demised premises - a copy of which must be produced to the landlord prior to attending or occupying the premises.

Final decisions relating to tenancies rest with the Board of the Fund and in that regard submission of an overall review of the business i.e summary of activities, business plan, copy of accounts, etc. is necessary.

Viewing of units may be arranged by contacting our offices at the number below.