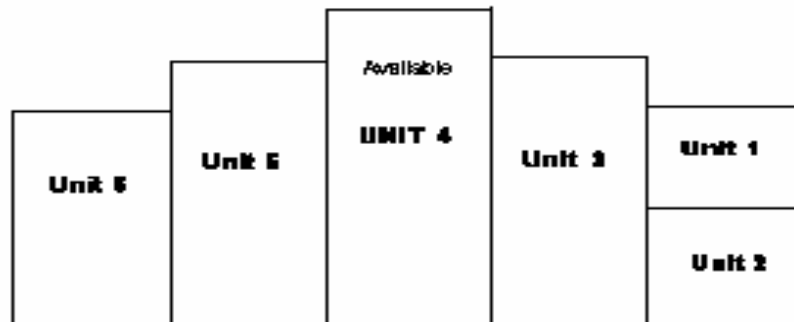




Floor plan of Units



Size of units: 1,550 sq.ft. (Unit 6) to 1,937 sq.ft. (Units 2 & 5)

Rent: Ranging from €5.50 - €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.