

# To Let

€12,000 per annum

**Sherry  
FitzGerald**  
Rainey



Market View House, 2 Lower Main Street,  
Letterkenny, Co Donegal, F92 VY5R

**BER C3**

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### Description

Hi-profile first and second floor office premises enjoying a prime corner position opposite Market Square in the heart of Letterkenny's main commercial thoroughfare.

The premises comprises office accommodation which is extremely well appointed and ready for immediate occupation. Arranged over two floors with a net internal floor area as follows: 47 sq m on the first floor and 66 sq m on the second floor. The upper floors are accessed by its own entrance and provide well laid out office accommodation together with staff room / canteen and cloakroom facilities.

We have provided a floorplan overleaf illustrating the layout of the upper floors.

Nearby occupiers include Boots, The Market Square, Holland & Barrett, Ulster Bank, Bank of Ireland, County Seat, Gamestop, Dillon's Hotel, 3three and The Courtyard Shopping Centre which incorporates extensive public car parking. The premises would suit a variety of uses such as accountants, solicitors, dentist, architects, financial advisors, engineers, consultants, web designers offices etc. etc.



### Special Features

- Extensive electrical specification / cat 5 computer cabling.
- High profile corner premises located in the heart of Letterkenny's main commercial thoroughfare.
- Extends to 113 sq m (1,216 sq ft) (Net Internal Area) over two floors.
- Ready to walk into accommodation with minimal fit out required.

### Accommodation

#### First Floor

Net Internal Area 47 sq m (506 sq ft)

#### Second Floor

Net Internal Area 66 sq m (710 sq ft)

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### Floorplans

Available on request.

### Directions

The property is located on Letterkenny's Main Street. From the Port Road proceed through the traffic lights passing AIB Bank on the left. Continue straight and pass the market square on the right. The building is on the corner directly opposite the Ulster Bank.

Latitude: 55.068868 Longitude: -8.298463 (copy into Google Maps for location / streetview).



### NEGOTIATOR

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### SOLICITOR

TBA

[www.sfr.ie / sherryfitz.ie](http://www.sfr.ie/sherryfitz.ie)

### VIEWING DETAILS

Please contact us to make an appointment. We are open Monday to Friday 9 am to 5.30 pm. Saturdays by appointment.

**CONDITIONS TO BE NOTED:** A full copy of our general brochure conditions can be viewed on our website at <http://www.sfr.ie/terms>, or can be requested from our office. We strongly recommend that you familiarise yourself with these general conditions.

PSRA Registration No. 002285