

ONE CITY QUARTER

1,123.7 SQ. M / 12,909 SQ. FT.

athlOne
towncentre

The Leading Midlands Destination



LOCATION

One City Quarter is conveniently located in a prominent position within the Athlone Town Centre development. The property benefits from close proximity to numerous

amenities and all transport links. Athlone Railway Station is less than a five minute walk offering direct transport to Dublin Hesuton and Galway.



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DESCRIPTION

The three storey over basement modern office development enjoys dual frontage on to St. Francis Terrace and an entrance onto the mature landscaped surrounds of the scheme. High profile occupier AIB have already chosen One City Quarter as their ideal office location. One City Quarter benefits from an impressive common reception area with a lift providing direct access to parking at basement level. The remaining office accommodation extends to 867 sq. m. (9,332 sq.ft.) and is arranged over ground and first floors. The offices are bright with flexible floor plates that would suit a wide range of business uses, providing the perfect working environment for any potential occupier.

SPECIFICATION

- ▶ New suspended ceilings with category 2 lighting
- ▶ Plastered and painted walls
- ▶ Carpeted floors
- ▶ Toilet facilities

LEASE DETAILS

Available Immediately.

CAR PARKING

Ample secure basement car parking available.

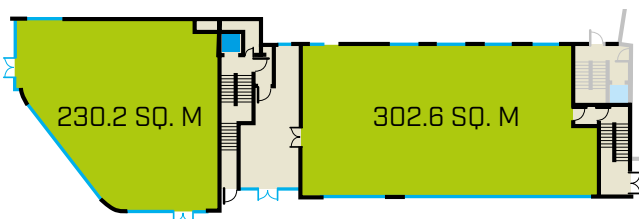
ACCOMMODATION

The approximate gross internal area is as follows:

Floor	SQ. M.	SQ. FT.
Ground Left	230.2	2,478
Ground Right	302.6	3,257
First	590.9	7,174
Total	1,123.7	12,909

*Please note that these areas are subject to final confirmation.

Ground Floor



First Floor

