

Ref: P6312

UNIT 11/12 PEARE CAMPUS, ENNISCORTHY, CO. WEXFORD



BER D1

QUINN PROPERTY

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Premium Two Story Office Building With Warehouse Space For Sale By Private Treaty



DESCRIPTION:

The property provides high quality, modern accommodation which is fully fitted to an exceptional standard. Unit 11/12 offers flexible accommodation, suitable for a range of commercial occupiers and is available for immediate occupation. The property includes several private offices and meeting rooms, kitchenette, facilities store and a warehouse laid out over two floors. The campus benefits from a large landscaped area to its front, providing a pleasant atmosphere for employees and visitors. Neighbouring occupiers include Inland Fisheries Ireland and Wexford Ambulance Service.

LOCATION:

Conveniently located within minutes of the M11 and Enniscorthy town centre, Peare Campus is ideally positioned with a range of transport and amenity options in the immediate vicinity. Dublin can be reached in approx. 1 hour while Rosslare Europort is 40 minutes to the south. Access the N30/N25 towards New Ross/Waterford and the N80 towards Carlow are only 1km away. The immediate surrounds have become a well-established commercial hub, home to a range of local and international commercial, industrial and retail business.



SPECIFICATION:

The premises if fully fitted to the following specification:

- LED lighting
- High Speed Fibre Internet Connection
- Air- conditioning
- Electric heating
- Network Cabling (CAT 5e & CAT 6)
- Three Phase Electricity Supply

The accommodation extends to 5,355 sq ft and comprises of:

Ground Floor:

Reception Area:

Herringbone tiled floor, stairs to first floor, oak staircase

W.C.:

Separate ladies, gents and wheelchair w.c.

Office 1:

Phone and network points

Office 2:

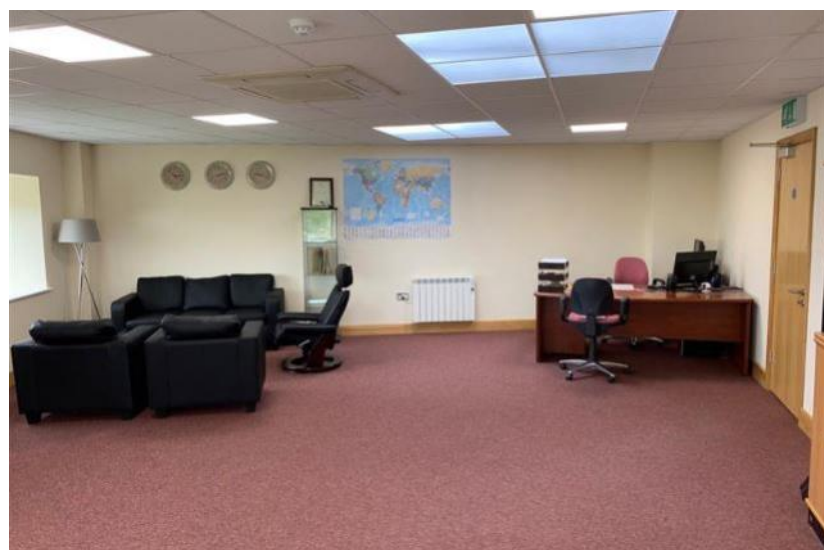
Phone and network points

Office 3:

Phone and network points

Warehouse:

Roller shutter to external, stairs to first floor





First Floor:

Landing:

W.C.

Kitchen:

Office 4:

Office 5:

Office 6:

Office 7:

Store:

Separate public & staff w.c.

Fitted waste and eye level units

Phone and network points

Phone and network points

Phone and network points

Phone and network points



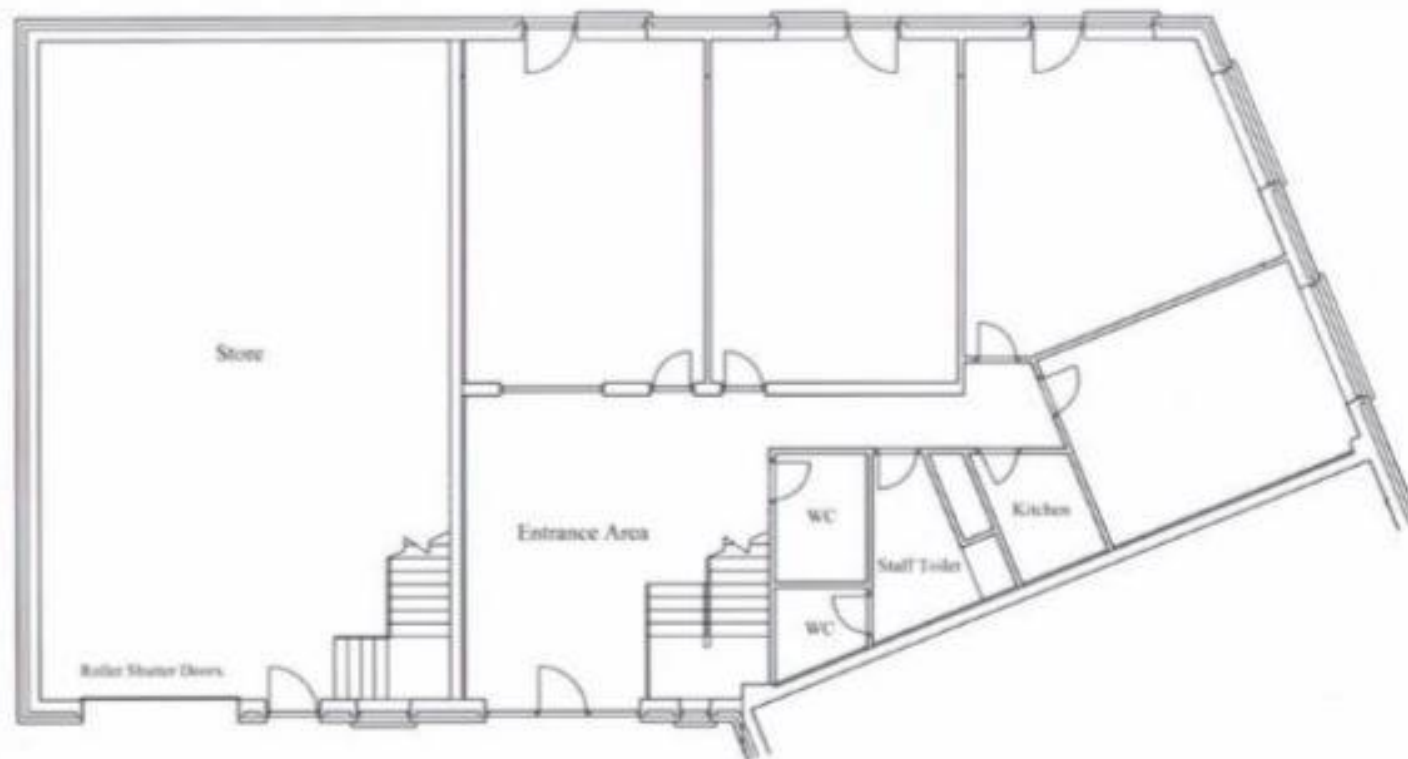
SERVICES & FEATURES:

- Double Glazed Windows
- Mains Services
- Double Height Reception Area with Tinted Glass
- Wheelchair Accessible Toilets
- Fully Monitored Fire & Alarm System
- Extensive CCTV System
- Electric Entrance Gates
- Four Designed Car Spaces
- Rates: Approx. €4,500 p.a

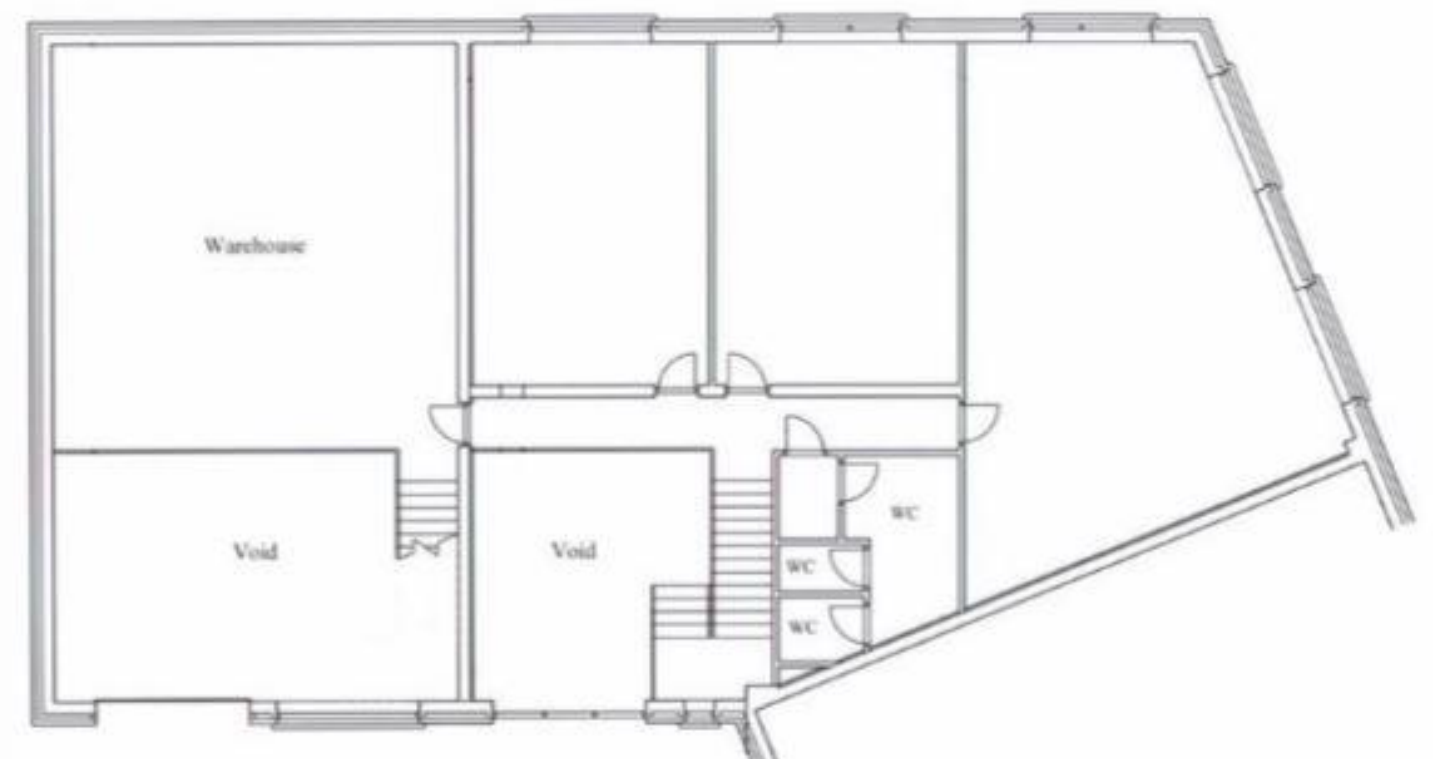


This is a Rare Opportunity to Acquire a Premium Office HQ / Investment Property

A.M.V. €460,000



GROUND FLOOR PLAN



FIRST FLOOR PLAN

DIRECTIONS:

Follow the eircode Y21 XA44

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