Ref: 6506

UNIT 1, I.D.A. INDUSTRIAL ESTATE, COURTOWN ROAD, GOREY, CO. WEXFORD Y25 N8H2

BER E2

QUINN PROPERTY

www.quinnproperty.ie

EXCEPTIONAL COMMERCIAL PREMISES IN A PRIME LOCATION
TO LET

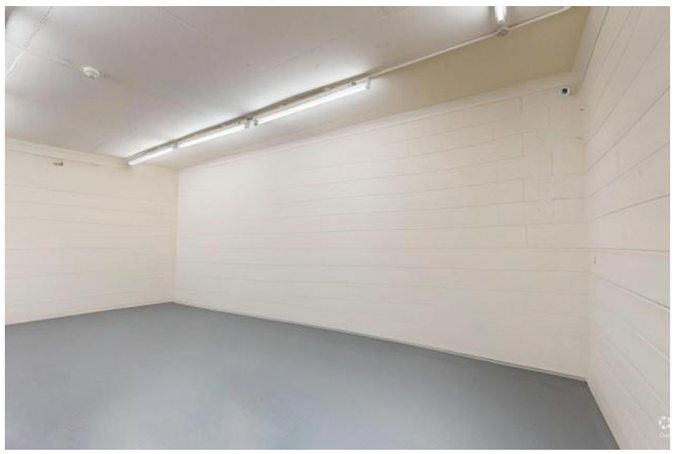
LOCATION & DESCRIPTION:
QUINN PROPERTY are delighted to present this exceptional commercial property to the market. Ideally located within the established I.D.A. industrial park on the edge of Gorey Town. Situated within walking distance of all the town's shops, services, schools and amenities. Gorey offers an excellent choice of schools in primary, secondary, post leaving to adult education along with a wealth of restaurants, shops, pubs, hotels and leisure centres. This premises is within 3km of access to the M11 making Enniscorthy just a 20 minute drive, Wexford a 40 minute drive while south Dublin is a 45 minute drive.

This excellent premises is currently used as an art studio and offers a versatile opportunity for a wide range of commercial uses. Extending to approximately C. 418 m^2, the property is arranged over the ground floor and provides well-proportioned and adaptable accommodation, comprising an entrance hall, three office rooms, meeting room, two W.C.'s, kitchen/dining room, large storage room with mezzanine, together with three additional workshop spaces. The premises also includes eight additional car parking spaces.

The premises offers an excellent opportunity for those seeking to establish or expand a business, with the adaptable layout providing considerable potential for a variety of commercial uses.

SERVICES AND FEATURES:
All Mains Services
Oil Fired Central Heating
Alarm
CCTV
Three Phase Electricity Supply
Loading Bay Facilities
8 Car Parking Spaces

BER DETAILS: TO FOLLOW
BER: E2
BER No. 801034000
Energy Performance Indicator: 340.27 kWh/m^2/yr



Porch:	1.0m x 1.8m	Carpet flooring.
Entrance Hall:	10.5m x 1.6m	Tiled flooring, recessed lighting.
Office 1:	3.1m x 3.5m	Laminate flooring, recessed lighting.
Office 2:	3.8m x 4.8m	Carpet flooring, recessed lighting.
Office 3:	4.1m x 3.4m	Carpet flooring, recessed lighting.
Office 4:	4.1m x 6.3m	Carpet flooring, recessed lighting, wooden panelling.
Canteen:	3.7m x 5.7m	Tiled flooring, recessed lighting, fitted units, sink.
W.C.:	1.0m x 1.9m	Tiled flooring, W.C., W.H.B.
W.C.:	1.0m x 1.9m	Tiled flooring, W.C., W.H.B.
Warehouse:	13.2m x 10.0m	Concrete flooring, delivery entrance, stairs to mezzanine, ample storage, three phase power supply.
Mezzanine:	10.0m x 4.2m	
Workshop 1:	7.5m x 4.9m	Laminate flooring, fire exit.
Workshop 2:	9.9m x 6.5m	Concrete flooring.
Workshop 3:	6.7m x 4.0m	Concrete flooring.
Workshop 4:	4.8m x 6.1m	Laminate flooring.

This Is An Excellent Opportunity To Obtain A Prime Commercial Premises In An Ideally Location

Rent On Application

QUINN PROPERTY
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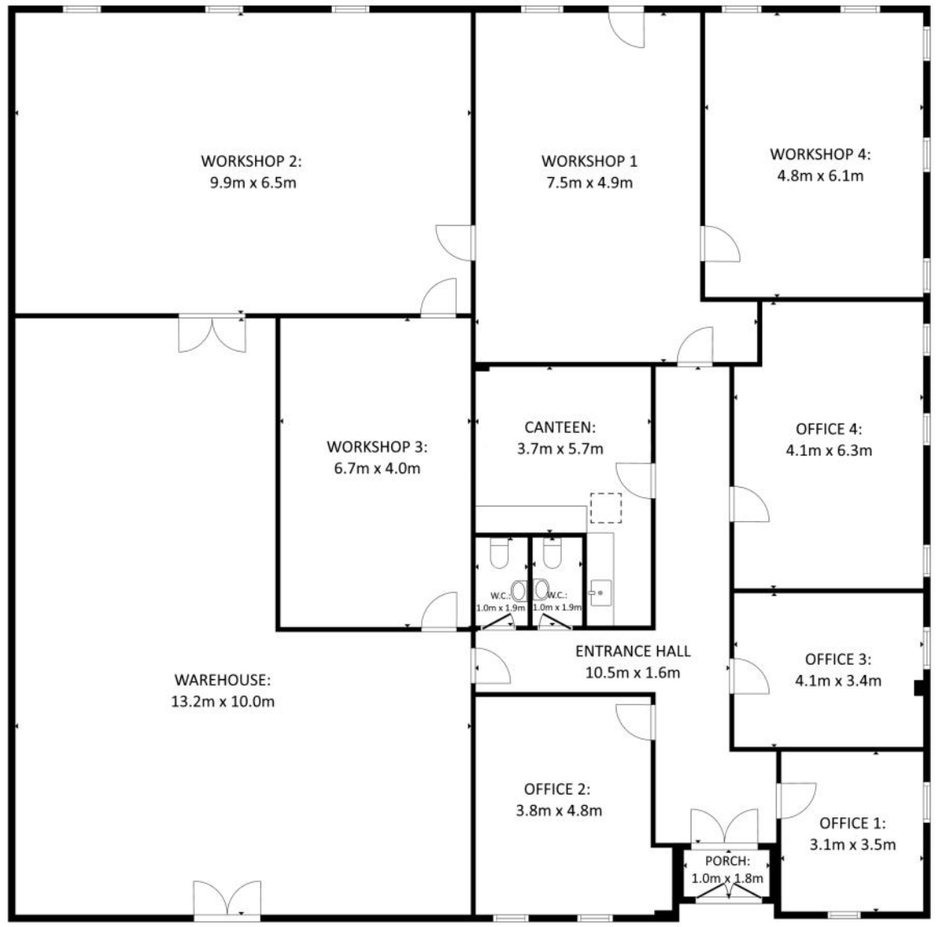
Carnew: 053 94 26234
Email: info@quinnproperty.ie



FLOOR PLAN

Matterport

The above particulars are issued by **QUINN** PROPERTY on the understanding that any negotiations whatsoever concerning the property are conducted through **QUINN** PROPERTY. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.