

Ref: 9166

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



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 m², 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:

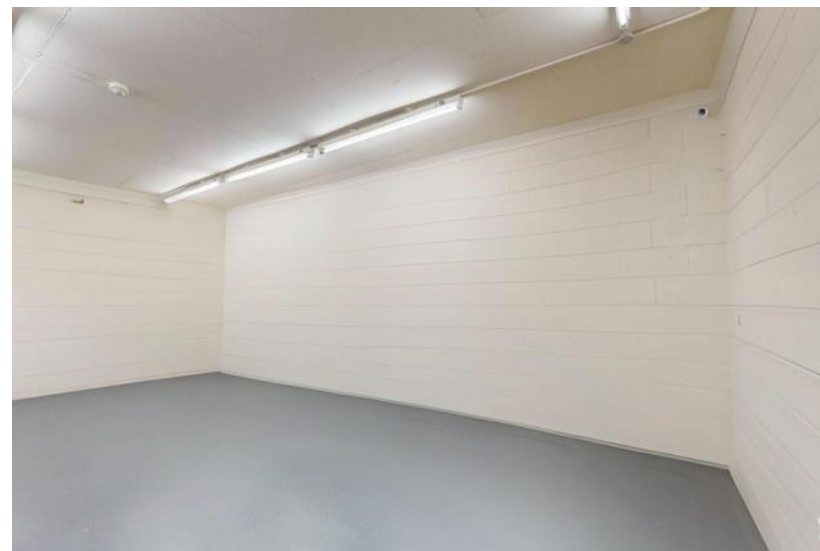
BER No.

Energy Performance Indicator: kWh/m²/yr



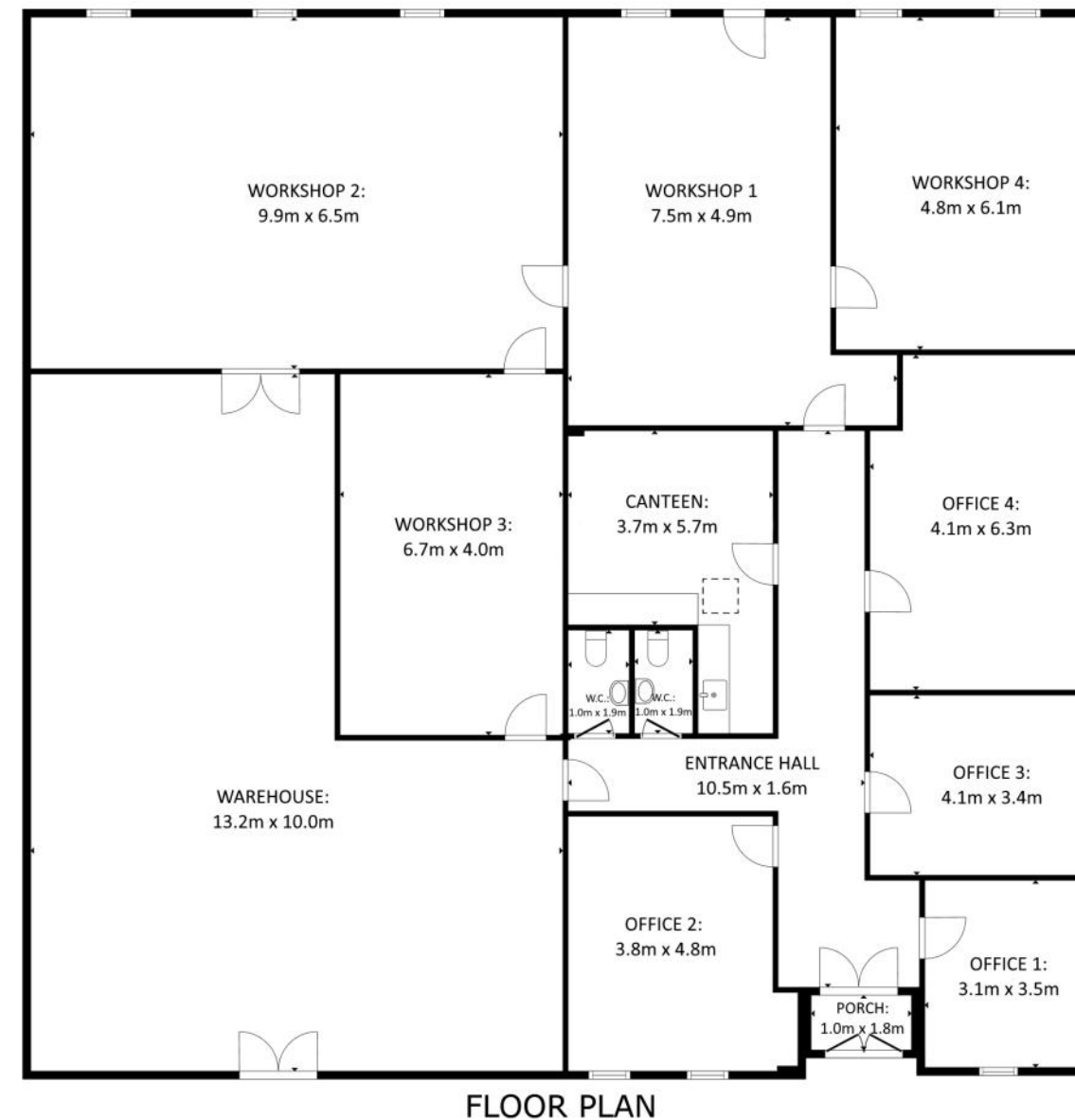


Porch:	1.0m x 1.8m	Carpet flooring.
Entrance Hall:	10.5m x 1.6m	Tiled flooring, recessed lighting.
Office 1:	3.1m x 3.5m	Laminate flooring, recessed lighting.
Office 2:	3.8m x 4.8m	Carpet flooring, recessed lighting.
Office 3:	4.1m x 3.4m	Carpet flooring, recessed lighting.
Office 4:	4.1m x 6.3m	Carpet 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



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.