

QUINN PROPERTY

www.quinnproperty.ie

Well Appointed & Impressive Commercial Property With Extensive Private Parking For Lease



QUINN PROPERTY are delighted to present this exclusive commercial property to the market by way of lease.

DESCRIPTION:

The property provides high quality, modern accommodation which is fitted to an exceptional standard. The offices offer 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 property benefits from a large landscaped site which extends to c. 0.6 acres, providing a pleasant atmosphere for both employees and visitors.

LOCATION:

Conveniently located within minutes of the M11 and Enniscorthy town centre, the property 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. Enniscorthy has become a well-established commercial hub, home to a range of local and international commercial, industrial and retail business. The property enjoys scenic views of the nearby Vinegar Hill.

Specification:

- Network Cabling (CAT 5e)
- Air Conditioning Units
- Perimeter Trunking
- Private and Open Plan Offices

Accommodation extends to approximately 3,000 sq. ft. and briefly comprises of reception, meeting room, boardroom, private offices, open plan offices, canteen and accessible WC at ground floor. Upstairs you will find further private and open plan offices as well as toilet and shower facilities.





Ground Floor:

Reception: 8.10m x 3.80m Carpet flooring, feature reception desk, sliding door to rear garden

Hallway: 1.80m x 1.10m Carpet flooring

Hotpress/Cleaners Cupboard: 2.00m x 0.70m

Meeting Room: 3.00m x 3.00m Carpet flooring

Accessible WC: 1.80m x 1.70m Fully tiled, WC, WHB



Hallway: 2.50m x 1.10m Carpet flooring

Storage Room: 8.70m x 5.00m Concrete floor, door to rear garden

Hallway: 3.60m x 2.30m Carpet flooring
Open Plan Offices: 6.00m x 4.00m Carpet flooring

Open Plan Offices: 4.00m x 4.00m Carpet flooring

Canteen: 5.40m x 3.60m Laminate flooring, fitted kitchen units, kitchen appliances

Accessible WC: 2.50m x 1.70m Tiled flooring, WC, WHB

Boardroom: 4.00m x 3.60m Carpet flooring



First Floor:

Landing: 1.60m x 1.30m Carpet flooring
Open Plan Offices: 8.10m x 5.60m Carpet flooring
Private Office: 3.00m x 3.00m Carpet flooring
Hallway: 3.20m x 1.50m Carpet flooring

Ladies WC: 1.70m x 1.70m Tiled floor, WC, WHB, shower

Gents WC: 1.70m x 1.30m Fully tiled, WC, WHB



SERVICES & FEATURES:

- Mains Services
- Built 1980 and Extended c. 15 Years Ago
- C. 20 Workstations As Well As Ample Meeting Rooms / Break Out Space
- Double Glazed Windows
- Oil Fired Central Heating
- 16 Car Spaces
- Rates: Approx. €3,600 p.a.

This is a Rare Opportunity to Lease a Premium Office HQ With Ample Parking

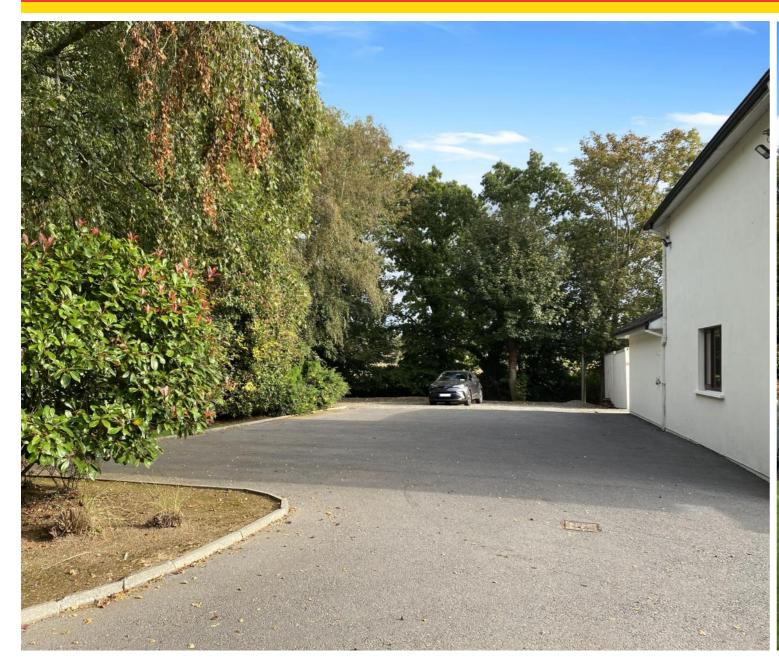
Rent On Application

QUINN PROPERTY

www.quinnproperty.ie

Gorey: 053 94 80000 **Email**: sales@quinnproperty.ie

Carnew: 053 94 26234 **Email**: info@quinnproperty.ie





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.



26 Main Street, Gorey, Co. Wexford Y25DP60



