

Ref: P6701

CLONHASTON, ENNISCORTHY, CO. WEXFORD Y21 C856



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QUINN PROPERTY

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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

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26 Main Street, Gorey, Co. Wexford Y25DP60

Established 1960 - PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

