

TO LET

**OFFICES AT NO. 9 PORTSMOUTH HOUSE
ENNISCORTHY, CO. WEXFORD**
RENT: €25,000 PER ANNUM (EXCLUSIVE)

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS

FILE NO. 7708.CM



- ❖ Extensive suite of offices extending to c. 209 sq.m. / 2,250 sq.ft.
- ❖ Occupies a high profile position on Shannon Quay, Enniscorthy Town.
- ❖ Laid out over 3 floors with a fitted alarm, CCTV cameras, emergency lighting and an intercom system.
- ❖ These offices have the added benefit of fantastic views overlooking the River Slaney.
- ❖ Accommodation briefly comprises; 5 offices, meeting room, staff canteen, ladies & gents wc, storage room, comms room.
- ❖ For further details contact the sole letting agents, Kehoe & Assoc., Commercial Quay, Wexford.



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Kehoe & Assoc.

Commercial Quay, Wexford. Tel: 053 9144393

Email: info@kehoeproperty.com.

Website: www.kehoeproperty.com

GENERAL DESCRIPTION: Unit 9 Portsmouth House is located on Shannon Quay, Enniscorthy Town almost directly facing Enniscorthy Bridge. Enniscorthy is a highly accessible location within easy reach of national routes N80, N30, N11 and the M11 motorway. The offices front the R772 overlooking the River Slaney with the accommodation comprising of 5 offices, meeting room, staff canteen, ladies and gents w.c., comms room and a storage room.

The offices extend to c. 209 sq.m. / 2,250 sq.ft. laid out over 3 floors (1st, 2nd & 3rd levels) and benefit from a fitted alarm system, CCTV cameras, emergency lighting and an intercom system. There is a communal refuse collection area for other units within Portsmouth House adjoining the property. These offices would be suitable for a wide range of businesses.

ACCOMMODATION

Ground Floor

Entrance Porch 1.85m x 1.48m Carpet flooring, staircase to first floor.

First Floor

Storage Room 3.56m x 1.00m Lino flooring.

Gents W.C. 2.16m x 1.13m Lino flooring, w.c., w.h.b., electric hand dryer.

Ladies W.C. 2.25m x 1.03m Lino flooring, w.c., w.h.b., electric hand dryer.

Understairs Storage

Press

Office 1 3.72m x 4.04m Carpet flooring, views of the River Slaney
(max)

Cloak Room 2.27m x 0.86m

Landing

With staircase to second floor.

Second Floor

Office 2 3.63m x 3.65m Carpet flooring, views of the River Slaney

Office 3 6.00m x 3.84m Carpet flooring, views of the River Slaney

Office 4 5.34m x 4.86m Carpet flooring, views of the River Slaney

Landing Area Carpet flooring, electrical control panel, staircase to:

Third Floor

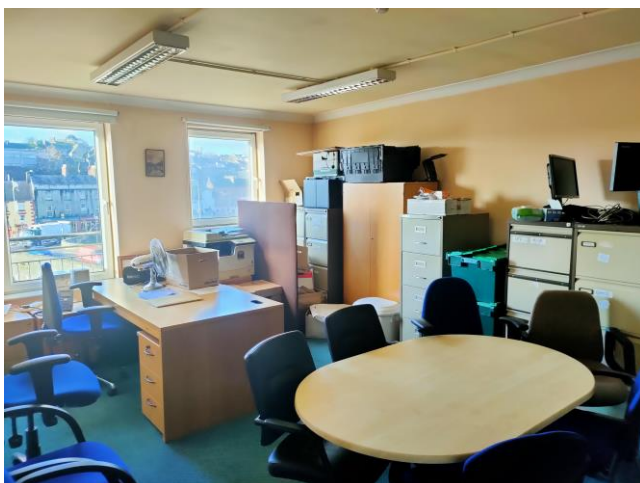
Office 5 5.76m x 3.65m Carpet flooring, views of the River Slaney
(max)

Meeting Room 6.20m x 4.03m Carpet flooring.

Staff Canteen 5.13m x 3.55m Carpet flooring, stainless steel sink unit, floor level storage units.

Comms Room 3.24m x 1.20m

Total Floor Area: c. 209 sq.m. / 2,250 sq.ft.





Features

- Extensive office suite laid out over 3 floors
- Accommodation extending to c. 209 sq.m. / 2,250 sq.ft.
- Intercom system
- CCTV
- Emergency lighting

Outside

- Kerbside property
- River views
- Refuse area

Services

- Mains water
- Main drainage
- ESB

Please Note: The tenant will be responsible for rates, insurance and all usual outgoings.

Viewing: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole letting agents, Kehoe & Assoc. at 053 9144393.

Directions: The offices are almost directly facing Enniscorthy Bridge on Shannon Quay between Boyle Sports and Temple Barbers. 'To Let' boards. **Eircode: Y21 K7W4**





Building Energy Rating (BER): G BER No. 800897902
Energy Performance Indicator: 624.64 kWh/m²/yr

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