TO LET

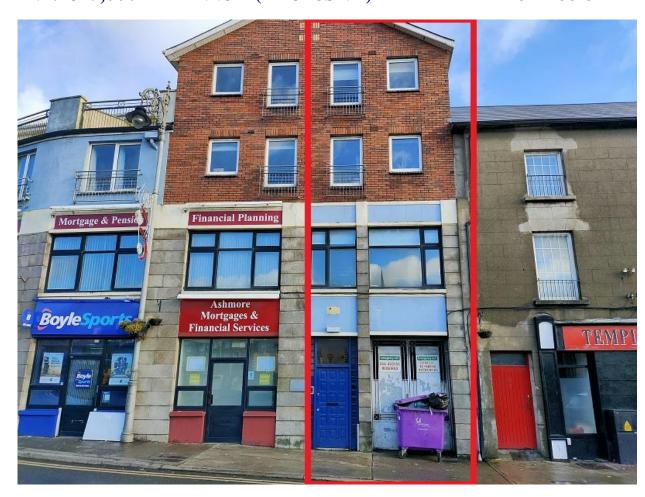
OFFICES AT No. 9 PORTSMOUTH HOUSE ENNISCORTHY, CO. WEXFORD

RENT: €25,000 PER ANNUM (EXCLUSIVE)



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 we, storage room, comms room.
- ❖ For further details contact the sole letting agents, Kehoe & Assoc., Commercial Quay, Wexford.





Kehoe & Assoc.

Commercial Quay, Wexford. Tel: 053 9144393

Email: <u>info@kehoeproperty.com</u>. 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	1.03m x 1.10m	Curpet mooring, staircase to first moor.
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 (max)	Carpet flooring, views of the River Slaney
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 (max)	Carpet flooring, views of the River Slaney
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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Kehoe & Assoc.,

Commercial Quay, Wexford 053 9144393

www.kehoeproperty.com

Email: sales@kehoeproperty.com





These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRSA No. 002141