

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.



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

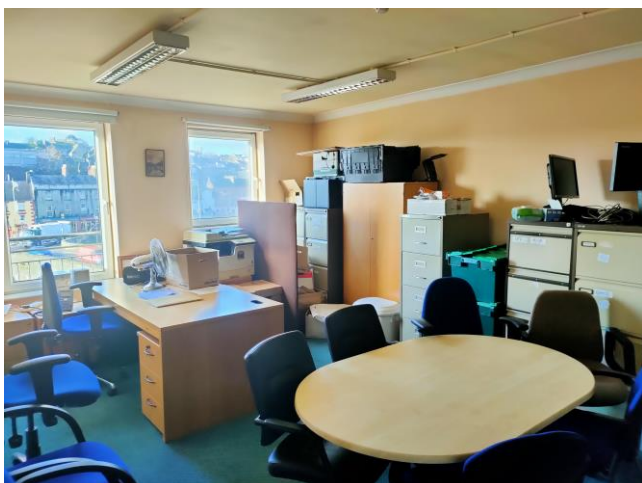
Office 5 5.76m x 3.65m Carpet flooring, views of the River Slaney
(max)

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): Available on request.

VIEWING: Strictly by prior appointment with the sole letting agents
Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

Kehoe & Assoc.,
Commercial Quay,
Wexford
053 9144393
www.kehoeproperty.com
Email: sales@kehoeproperty.com



AUCTIONEERS & VALUERS

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