

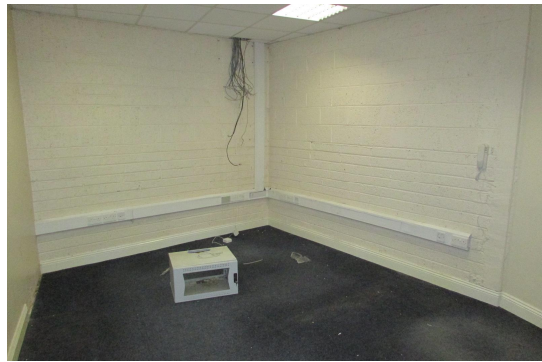
## TO LET

### **Durands Yard, Waterside, Waterford**



Office unit of c. 220 msq., located just off The Waterside in Waterford. Formerly part of the Waterford College of Further Education. The unit has been fitted out to a high standard and are suitable for a variety of alternative uses including office, educational, storage, workshop or sports and fitness to name but a few. The property is fully carpeted throughout with air conditioning and electric storage heating, suspended office ceilings with modular lighting, network data cabling throughout, coded keypad entry system and full fire alarm system. The property also has a number of dedicated parking spaces available on and off site, availability subject to requirements. For further information and viewing arrangements, contact Letting Agents DNG Thomas Reid on 051-852233.

**Price on Application**  
**PSRA Registration No. 00215**



## Accommodation

### **Entrance lobby**

With carpet flooring, key-pad coded access, intercom system, Alarm.

### **Ladies & Gents WC**

### **Wheel Chair Access WC**

#### **Office 1**

4.76 x 3.76

Carpet flooring, modular lighting, network cabling, reception hatch and intercom.

#### **Office 2**

4.98 x 9.74

Carpet flooring, modular lighting, network cabling, Air Conditioning.

#### **Office 3**

7.02 x 6.62

Carpet flooring, modular lighting, network cabling, electric storage heating.

#### **Office 4**

5.68 x 6.58

Carpet flooring, modular lighting, network cabling, Air conditioning.

### **First floor**

#### **Office 5**

7.29 x 5.02

Carpet flooring, modular lighting, network cabling, Air conditioning.

#### **Store Room**

7.29 x 5.02

Carpet flooring.

### **Features**

Full Office Fit-Out

Suspended office ceiling with modular lighting throughout

Full network cabling with dado-trunking throughout

Air Conditioning and Electric Storage Heating

Fire Alarm System

Dual Access

Key pad coded entry system with intercom

Dedicated parking available on Site

Viewing by prior appointment with  
DNG Thomas Reid Auctioneers on 051 852233

**DNG Thomas Reid Auctioneers PRSA License No. 002015**



DOUGLAS NEWMAN GOOD

# DNG

THOMAS REID  
**FOR SALE**

[www.dng.ie](http://www.dng.ie) tel. 051 852233

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