



No. 20 Catherine Street, Waterford. X91W329.

For Sale

€210,000

Offices: 3
Board Rooms: 1
Bathroom's / WC's 3
Size: c. 115 sqm. /c. 1,237 sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

Newly refurbished prime city centre offices situated in Catherine Street and adjacent to Waterford Court House and The Peoples Park. This office space is in walk in condition and consists of Ground floor with entrance hall, 2 spacious offices, shower room with WC and utility. First Floor comprises of a large boardroom, office, shower room with WC, newly fitted kitchen with integrated oven and hob, and a breakfast bar. The Second floor comprises of a spacious archive room and WC.

LOCATION

The property is situated in the popular location of Catherine Street in Waterford City adjacent to Waterford Court House, Parnell Street and South Parade. Other occupiers on Catherine Street included Catherine Street Medical Centre, BM Cahill Solicitors, T Kiersey & Co. Solicitors, and Under the Clock Coffee House.

ASKING PRICE €210,000

**FOR FURTHER INFORMATION AND VIEWING DETAILS PLEASE CONTACT
DNG REID & COPPINGER AUCTIONEERS 051852233**







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ACCOMMODATION

Entrance Hallway **6.92 x 1.63**

Linoleum flooring.

Office 1 **3.84 x 3.31**

Linoleum flooring. Blinds to windows.

Office 2 **3.25 x 3.50**

Linoleum flooring. Blinds to windows.

Shower Room **2.74 x 2.40**

Tiled Flooring. WC, WHB with vanity unit and Electric Shower. Glass shower door with tiled surround.

Utility Area **1.93 x 1.70**

Linoleum flooring.

Stairs to First Floor

Large Boardroom **5.57 x 3.37**

Laminate timber flooring. Blinds to windows.

Office 3 **3.63 x 3.42**

Linoleum flooring.

Shower Room **2.56 x 1.08**

Flooring ?? WC, WHB and Electric Shower.

WC **1.79 x 1.24**

Linoleum flooring. WC, WHB.

Canteen Facilities **2.80 x 2.55**

Linoleum flooring. Blinds to windows. Newly fitted kitchen with integrated hob and oven, and breakfast bar.

Stairs to Second Floor

Archive Room **5.55 x 3.59**

Carpet flooring. Blinds to windows.

WC **1.86 x 1.14**

Linoleum flooring. WC, WHB.



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RATES

€1,668.24 Per Annum

FEATURES

Prime Location

uPVC double glazed windows

Gas fired central heating

BER

Rating: E1

BER No.: 800785511

EPI: 588.81 kWh/msq/yr



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