

# 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.**

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Website: [www.kehoeproperty.com](http://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/m<sup>2</sup>/yr**

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**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