



## Penthouse Office Suites, Bank of Scotland House, Waterford.

**For Sale**

**€195,000 Exclusive**



PSRA Licence Number: 004069



DOUGLAS NEWMAN GOOD  
**DNG**

**REID & COPPINGER**

52 High Street

Waterford

T: 051852233

E: [info@dngreidandcoppinger.ie](mailto:info@dngreidandcoppinger.ie)

W: [www.dngreidandcoppinger.ie](http://www.dngreidandcoppinger.ie)

W: [www.dng.ie](http://www.dng.ie)

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## DESCRIPTION

Penthouse Office Suite totalling c. 1,500 sq.ft. within Bank of Scotland House on Canada Street, in Waterford. Currently set out in two separate office suites, these two office suites could easily be converted to one larger office suite. Both units have dedicated reception areas, shared toilet facilities and a large paved terrace area overlooking the Peoples Park with lift access to all floors. The property benefits from both air-conditioning and electric storage heating, modular lighting and data cabling throughout.

## LOCATION

The property is situated in a prime office location in Waterford's central business district, opposite The Peoples Park and adjacent to Maritana Gate office development, and just a five minute walk from the City Centre

## FEATURES

High profile office premises  
Superb primary office location  
Air Conditioning  
Electric Storage Heating  
Lift Access

## BER DETAILS

BER Rating: D2  
BER Number: 800341752  
Energy Rating Indicator: 575.43kWh/m<sup>2</sup>/yr

## RATES

City Council Rates for 2021: €3,633

## BUILDING SERVICE CHARGES

Management / Service Charges: €2,529

**ASKING PRICE €195,000 Exclusive**

**FOR FURTHER INFORMATION AND VIEWING DETAILS PLEASE CONTACT  
DNG REID & COPPINGER ON 051-852233**



## OFFICE SUITE 1

Reception:	5.27 x 4.67
Ladies WC's	1.48 x 1.06
Gents WC's	1.48 x 1.06
Office 1:	4.19 x 3.60
Office 2:	3.97 x 2.95
Office 3:	4.80 x 4.34



## OFFICE SUITE 2

Reception & Kitchenette:	5.50 x 3.80
Office 1:	6.57 x 5.01
Office 2:	3.50 x 3.82
Patio with Balcony	2.63 x 8.13



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