



**Unit No. 6, Complex No. 5 Riverstown Business Park, Tramore, Co. Waterford.**

**To Let**

**€10,000 P.A. plus VAT**

PSRA Licence Number: 004069



**DNG**

**REID & COPPINGER**

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## DESCRIPTION

Located in the Riverstown Business Park in Tramore, Unit 6 is a c. 1,600 sq.ft. Industrial unit with office space of c. 600 sq.ft. over two floors with toilet and canteen facilities. The property has an open warehouse space with concrete floors, c. 5.8m clearance to the eaves, sectional roller shutter door and separate pedestrian entrance. Electric heating, data cabling and modular office lighting is provided to both ground and first floor office units. Dedicated on-site parking for two cars.

## LOCATION

The premises are situated c. 12 km from Waterford City and c. 8km from the outer ring road, giving easy access to all major routes. Tramore is a bustling seaside town in the south-east of Ireland with a growing population of c. 12,000 people.

**RENT €10,000 P.A. plus VAT**

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



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## ACCOMMODATION

### Ground Floor

Warehouse:	12.49 x 5.74
	6.06 x 5.98
Office 1:	4.19 x 4.98
Canteen:	1.80 x 1.30
WC:	1.72 x 1.28

### First Floor

Office 2:	4.25 x 5.67
Store room:	3.32 x 2.00

## FEATURES

Fully Fitted Showrooms with considerable Office Space  
Excellent Visibility and Display Window Space  
Superb Office Space with Small and Large Divisions  
Electric Heating  
Modular Lighting  
Parking on Site



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