



For Sale

Unit No. 9b : Cleaboy Business Park : Waterford : X91AX83

Asking Price €695,000 Exclusive



OFFICE SUITE c. 9,500 sq.ft.

OWNER OCCUPIER / INVESTMENT OPPORTUNITY



DESCRIPTION

Prime two storey office unit extending to c. 9,500 sq.ft. overall, located within the prestigious Cleaboy Business Park development in Waterford. Situated just off the outer ring road, and the new N25 Waterford bypass and Southlink bridge link, the location is highly accessible and close to the Waterford IDA Industrial Estate. This superb office premises is currently set out in two separate units, is subject to two short term tenancies. Both units are c. 4,750 sq.ft. each, including rear storage areas with roller shutter access doors to each unit. Both units have extensive office fitouts and air conditioning throughout, as well as data cabling and suitable electrical installations. The property is in excellent condition throughout and represents a superb investment opportunity with a potential yield of 13%. The property is equally suitable for an owner occupier / part owner occupier with the first floor vacant from November 2023. The Cleaboy business park is home to a number of high-profile businesses including MJ Flood, STS, Cantec, MK Brazil, SISK, Infosys, and Fiskars to name but a few. There is ample free on-site parking, with dedicated spaces to the front and rear of the property.

LOCATION

The property is located at the Cleaboy Business Park on the Old Kilmeaden Road in the Western suburbs of Waterford City. The location is easily accessible via the outer ring road, with easy onward access to all routes via the N25 Waterford to Cork Road, and the new Southlink Bridge giving access to the M9 Waterford to Dublin Motorway and N25 Waterford to Rosslare Road. The property is located adjacent to the Sanofi Waterford facility, Bausch & Lomb, West Pharma, and the Waterford IDA Industrial Estate.

ASKING PRICE €695,000 Exclusive

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



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ACCOMMODATION SCHEDULE

Ground Floor Office Suite

Entrance Lobby

Tiled flooring, glass block wall feature.

Large open plan office area **21.41 x 11.08**

Carpet flooring, suspended office ceilings, modular lighting.

Office electrical trunking and Air-conditioning.

Executive Offices:	Office 1	3.31 x 3.89
	Office 2	3.31 x 3.89
	Office 3	3.31 x 3.96

All executive offices with suspended office ceilings, modular lighting, and ample data and power points.

Boardroom **5.84 x 3.30**

Suspended office ceiling, modular lighting, carpet flooring, data, and power points.

Toilets

Two large single toilets with WC & Whb. Tiled floors.

Canteen **4.77 x 3.52**

Fully equipped kitchen with ground and eye level kitchen units.

Rear Storeroom **7.09 x 6.00**

Full height Industrial type storeroom.

6m ceiling height to eaves, ideal for pallet racking or high level storage.

Sectional roller shutter door and separate pedestrian entrance.

First Floor Office Suite

Ground floor entrance hall.

Tiled stairs and landing.

First floor reception and lobby area.

Open plan office layout 14.50 x 11.94

Carpet flooring, suspended office ceilings with modular lighting, data, and power points throughout. Fully airconditioned.

Executive offices:

Office 1 3.86 x 4.23

Office 2 2.95 x 3.83

Office 3 3.87 x 2.35

All offices with solid oak glazed partitions with integrated blinds, carpet flooring, suspended office ceilings with modular lighting.

Canteen 3.20 x 4.02

Fully fitted kitchen with appliances.

Toilets

Four individual single toilets with WC & Whb. Tiled floors.

Back office workstation area 5.50 x 2.77

With fitted wall mounted workstations. Dado trunking with power and data cabling.

Server room 2.50 x 3.25

Temperature controlled server room.

Large executive office**6.02 x 5.09**

Carpet flooring, suspended office ceiling with roof light tiles, modular lighting.

Boardroom**5.10 x 3.75**

Carpet flooring, suspended office ceiling with roof light tiles, modular lighting.

Rear Storeroom**7.51 x 6.21**

Full height Industrial type storeroom.

6m ceiling height, ideal for pallet racking.

Sectional roller shutter door and separate pedestrian entrance.

Internal stairs from first floor to ground level.

TENURE**Ground floor:**

Let to VR Immersive for €45,000 p.a (exclusive) with two years remaining unexpired.

First Floor:

Let to Eir EVO for €45,000 p.a. (exclusive) with lease ending in November 2023.

RATES

Waterford City Council Rates for calendar year 2023:

Ground Floor: €6,584.90

First Floor: €6,985.72

SERVICE CHARGES

Cleaboy Business Park Service Charges for 2023 are €3,690

BER

Rating: C1
BER No.: 800535379
EPI: 271.24 kWh/msq/yr

FEATURES

Substantial office space with high quality office fit-out and storage space.

Ground floor currently let for €45,000 p.a. exclusive until 2025.

Excellent potential for first floor letting or owner occupier use.

Superb location in close proximity to the IDA Industrial Estate, Sanofi, West Pharma and Bausch & Lomb.

Neighbouring premises include SISK, Infosys, Cantec, Fiskars and STS to name but a few.

Premium office space in a pivotal location with easy access to all areas and transport links.

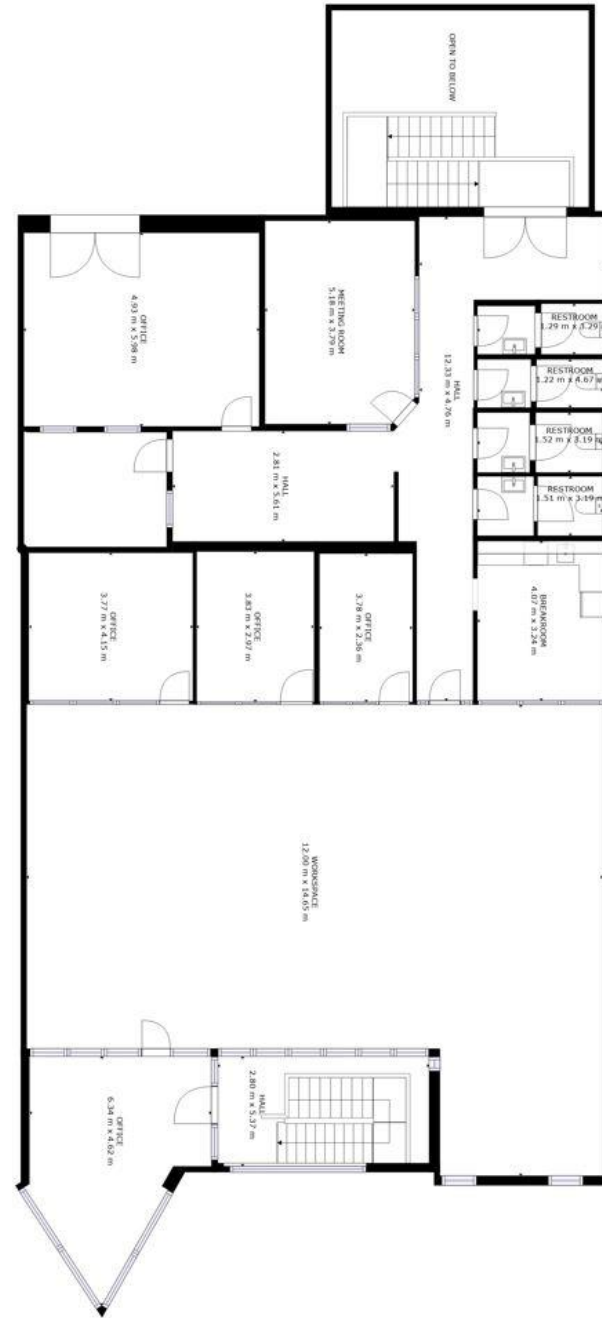
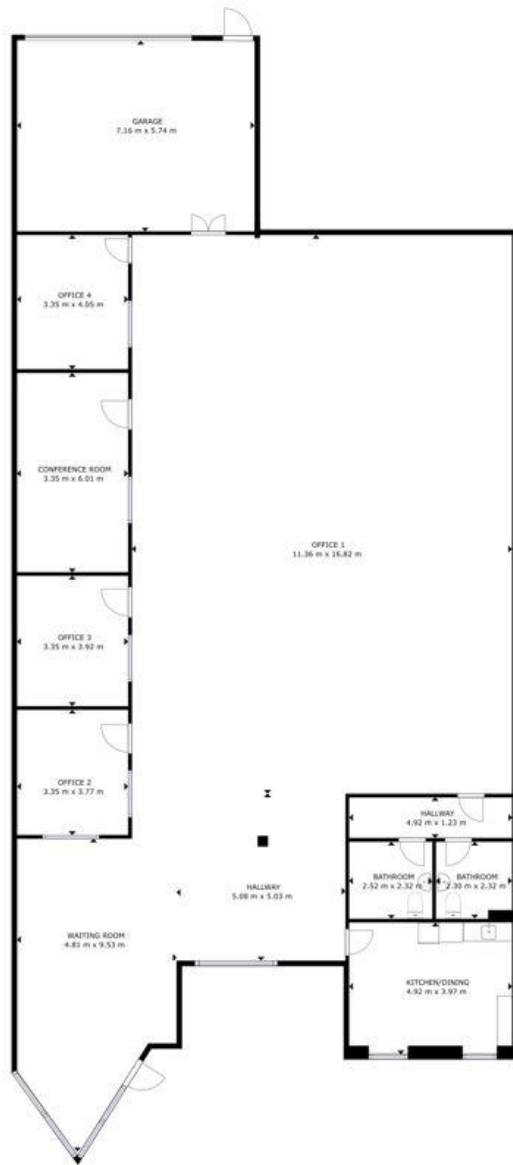
Easy access to the N25 Waterford to Cork and Rosslare Roads, and the M9 Waterford to Dublin Motorway.

Ample free on-site parking.

Potential Investment yield of 13%.



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