

To Let

Modern Office Accommodation

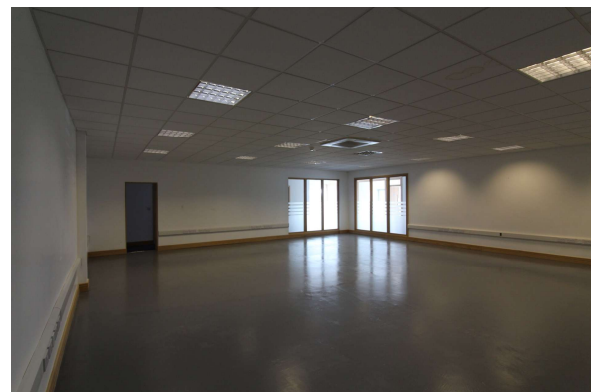


First Floor Offices Wexford Road Business Park Carlow County Carlow


- Modern Office Accommodation
- Own-Door Access
- Excellent Location
- Parking
- 369.69 sq. m. (3,979 sq. ft.)

Accommodation

Description	Sq. m. (Sq. ft.)
Office 1	33.76 sq. m. (363.4 sq. ft.)
Office 2	33.38 sq. m. (359.3 sq. ft.)
Office 3	36 sq. m. (387.5 sq. ft.)
Office 4	39.9 sq. m. (429.48 sq. ft.)
Open Plan Office	100.73 sq. m. (1,084.25 sq. ft.)
Kitchen / Toilets	36.72 sq. m. (395.25 sq. ft.)
Ancillary	89.2 sq. m. (960.14 sq. ft.)
Total	369.69 sq. m. (3,979 sq. ft.)



Rates & Services

Rateable Valuation	Annual Service Charge	BER
TBC	TBC	

Price

On Application

Viewing

By appointment only

Location

The subject property is located in a prominent position at the Carlow Nissan Complex, just off the Ballinacarrig Roundabout along the N80 Wexford Road.

Description

The property comprises modern first floor offices which extend to 369.69 sq. m (3,979 sq. ft.). The floor has been subdivided to provide open plan as well as cellular offices along with kitchen and toilet facilities. The offices have the benefit of suspended ceilings, recessed lighting, carpeted floor coverings, fire and intruder alarms, air conditioning, and IT & phone cabling. The property is accessed via stairs with its own door entrance at ground floor level. There is adequate car parking available to the property.

For further information contact:

Darac O'Neill

☎ 045 856 604
 📞 087 965 6063
 ✉ darac@oneilandco.ie

Stephen Keeler

☎ 045 856 604
 📞 085 717 1593
 ✉ stephen@oneilandco.ie

Address: Trident House, Dublin Road, Naas, Co. Kildare, Ireland

These particulars are issued by O'Neill & Co., Ltd. on the understanding that any negotiations respecting the properties mentioned are conducted through them. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the properties referred to or for any expense that may be incurred in visiting same should it prove unsuitable for to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. © O'Neill and Co. Ltd. License No: 001224. Address: Trident House, Dublin Road, Naas, Co. Kildare, Ireland.

 **O'Neill & Co.**
CHARTERED ESTATE AGENTS & AUCTIONEERS LTD.