

For Sale

Unit No. 3 Cessna Avenue, Waterford Airport Business Park, Killure, Waterford.



Unit No. 3 Cessna Avenue is a cleverly designed dual aspect light industrial unit with showrooms / offices to the front, and works entrance to the rear with sectional roller shutter door and enclosed rear yard. The property has the benefit of a generous fit-out which includes a substantial showrooms and office to the front with polished porcelain tiled floor throughout. Suspended office ceiling with display lighting and modular office lighting throughout. To the rear, the warehouse / works section has a concrete floor and is accessed from the rear by a fully electric sectional roller shutter door and with pedestrian / fire exit. The property has a sizeable rear yard of c. 175 sqm. with tarmacadam surface, c.2.5m high boundary wall and galvanised sliding gated entrance. The property also has the benefit of an additional mezzanine floor area over the showrooms of c. 127 sqm. with balcony and windows facing front. For further details and information, please contact Sole Selling Agents DNG Thomas Reid Auctioneers on 051 852233.

BER: No. 800558157

Asking Price €75,000.00

PSRA Registration No. 002015

Accommodation

Showrooms

12.75 x 9.95

Showrooms to front with display window, polished porcelain tiled floor throughout. Suspended office ceiling with display lighting and modular office lighting throughout.

Warehouse:

9.95 x 6.53

Concrete floor, fully electric sectional roller shutter door to rear yard, fire exit.

Rear yard:

10.00 x 17.57

Tarmacadam rear yard with 2.5 m high boundary wall and galvanised sliding gated entrance.

Features:

Fully fitted showrooms
Fully air conditioned
Substantial fit-out with mezzanine floor of c. 125 Sqm.
Fully enclosed and gated rear yard with 2.5 m boundary wall
Burglar and Fire Alarm System
Emergency lighting

BER:

Rating	B3
BER No.	800558157
EPI:	342.22 kWh/m2/Yr

Viewing by prior appointment with
DNG Thomas Reid Auctioneers on 051 852233

DNG Thomas Reid Auctioneers PSRA License No. 002015







DOUGLAS NEWMAN GOOD
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FOR SALE

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