

TO LET

COMMUNICATIONS HOUSE

WATERFORD

A Pivotal Business Location



01 633 3700



051 876757

A SUPERB
OPPORTUNITY
TO LEASE
PREMIUM OFFICE
ACCOMMODATION
IN WATERFORD
CITY



COMMUNICATIONS  HOUSE
WATERFORD

Strategically located in **Waterford City**, this landmark building offers **2,500 square metres** of impressive open plan office accommodation in a single block with generous car-parking

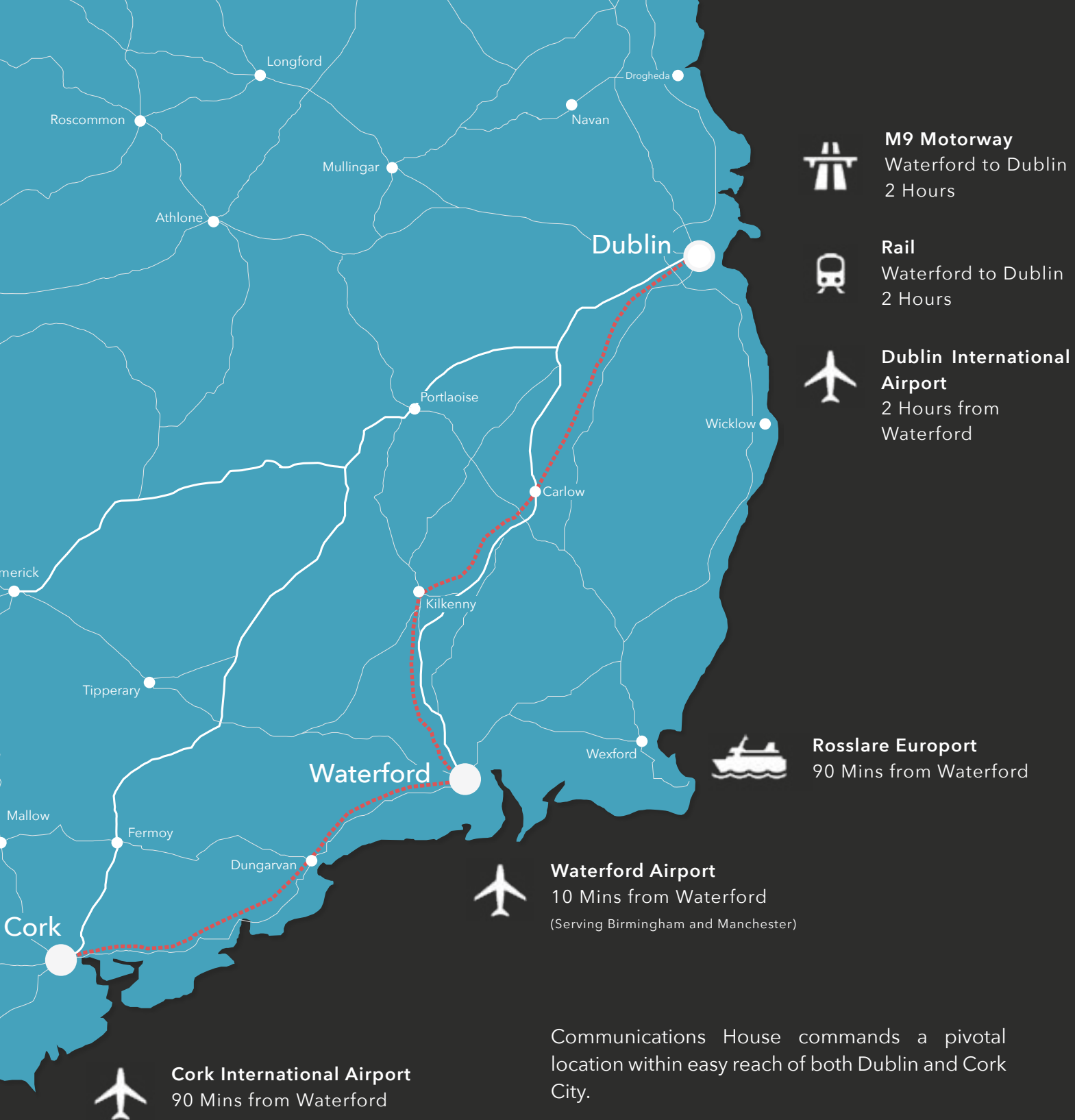
Situated in a prime location, this exclusive development, only 2 hours from Dublin, 90 minutes from Cork, is located at the nexus of Waterford's business communities.

Waterford is the city of choice for global pharmaceutical giants Genzyme and TEVA Pharmaceuticals, multi-national medical firm Bausch & Lomb and Honeywell International. In addition, Waterford Institute of Technology (WIT), producing approximately 3,000 graduates per year is adjacent.

Waterford has established itself as a highly effective premium regional business location, delivered through the availability of a skilled workforce, competitive costs, state of the art infrastructure, easy access to Dublin and Cork and a lifestyle that is second to none. The location is superbly served by rail, the M9 Motorway has a skilled workforce of 130,000 within 50 kilometres, offers high quality affordable housing, excellent childcare facilities and benefits from a diverse range of excellent local amenities.

Communications House offers premium office accommodation in this dynamic business location.



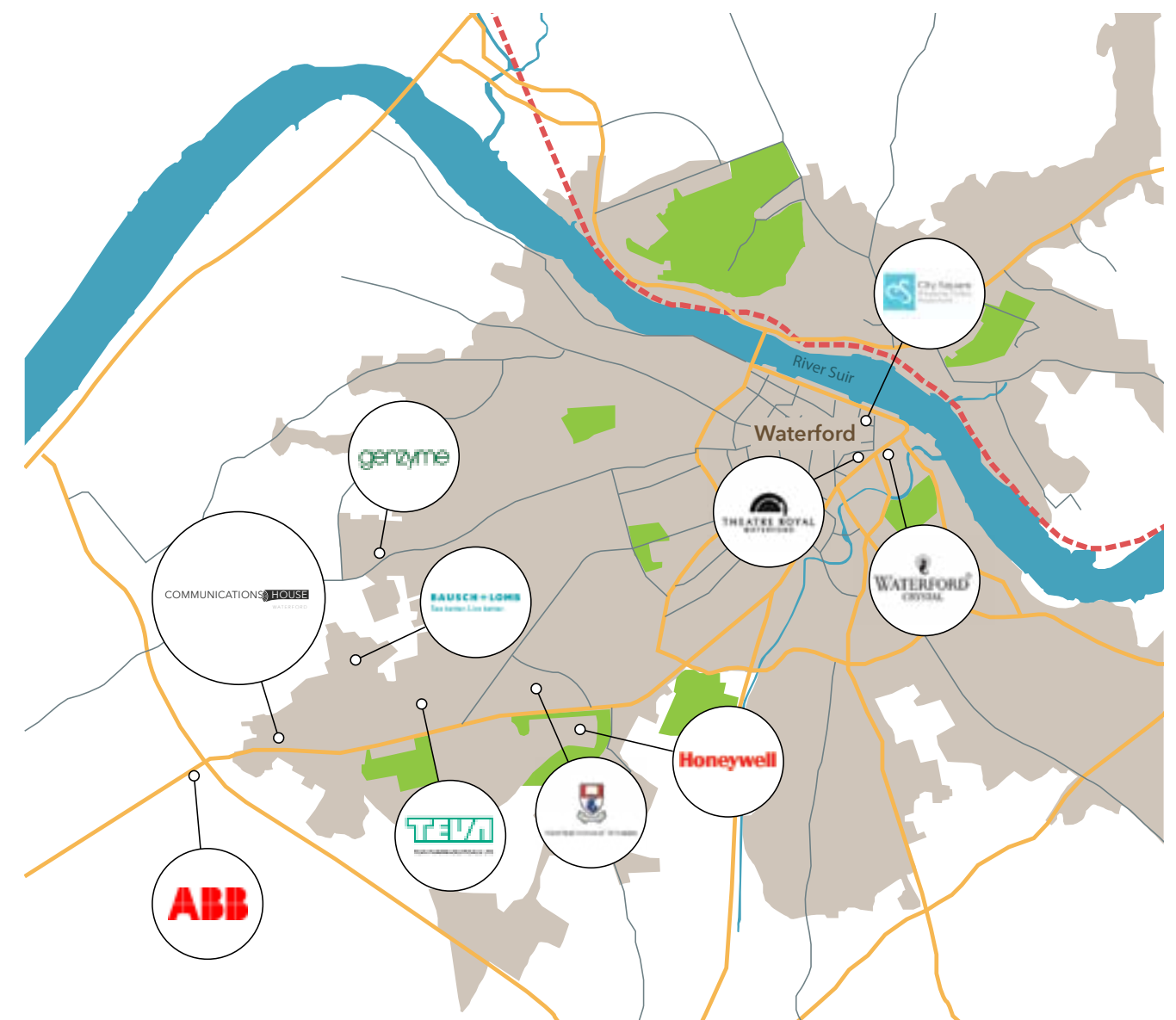


CONNECTIVITY

Communications House commands a pivotal location within easy reach of both Dublin and Cork City.

SUPERB TRANSPORT - Communications House has access to excellent transportation links including Irish Rail and numerous bus services. The area also benefits from exceptional road infrastructure with the M9 providing speedy access to Dublin within 2 hours. Rosslare Europort is 90 minutes from Waterford city via the N25 euro route.

Its proximity to two international airports: Dublin Airport, just 2 hours away; and Cork Airport, just 90 minutes away makes Communications House an even more attractive location.



LOCATION

Communications House commands a high profile, pivotal location on the Cork Road (R680) adjacent to Waterford Industrial Estate and Waterford Institute of Technology.

Excellent local amenities are in abundance, including City Square Shopping Centre, numerous high quality restaurants, Omniplex Cinemas and Shaws Department Stores. Located on the Mall, close to Reginald's Viking tower and the Viking Triangle is Waterford's Theatre Royal, one of the finest 19th Century theatres in the world hosting musical theatre, comedy and dance. The city is also home to the world renowned House of Waterford Crystal, and offers everything one could ask for in terms of recreation and amenity including sailing, surfing and horseracing, hill walking and the finest Golf courses, including Faithlegg House Hotel and Golf Resort. Waterford also provides excellent hotel accommodation including Waterford Castle Hotel and the Fitzwilton Hotel.

PREMIUM OFFICE
ACCOMMODATION IN
A HIGHLY EFFECTIVE
BUSINESS LOCATION

COMMUNICATIONS
HOUSE





A PIVOTAL BUSINESS LOCATION



Waterford: A great place to live and work.

The gateway to the south-east is a highly effective business location offering:

4 MODES OF TRANSPORT: **[ROAD
RAIL
SEA
AIR]**

*providing
Unrivalled Connectivity*

130,000
Skilled Workforce

Waterford Institute of Technology, a highly progressive centre of education providing

**3,000
GRADUATES
PER ANNUM**

**[Exceptional
Quality of Life]**



Superbly located with an excellent transport infrastructure, a well populated catchment area, highly educated workforce, a third level college and the support of Waterford County Council, IDA Ireland (Industrial Development Agency) and Enterprise Ireland, Waterford offers investors an very attractive business location. Additionally, Waterford offers a high quality of life supported by a range of local amenities set amongst an ample supply of high quality affordable housing.



THE OFFICES

Communications House boasts spacious and generously proportioned purpose-built office accommodation readily adaptable to meet the demands of modern occupiers.

The building comprises four open plan floor plates set over two levels and with 152 surface car park spaces available.

Communications House is finished to a high standard and specification providing a quality working environment in Waterford.



SPECIFICATION

The offices are finished to a high standard including:

- Modulated ceiling tiles
- Open-plan fluorescent lighting
- Raised access floors throughout
- ESB substation
- All floors are serviced by an 8 person passenger lift
- Monitored CCTV system
- Car parking (152 spaces)
- Bicycle spaces available for staff
- Fully fitted male and female WC's



ACCOMMODATION

The accommodation is provided in a single block as outlined below.

Floor	Floor Area sq m (net internal)
Ground	1,250
First	1,250
Total	2,500

The total area of the site exceeds 0.82 hectares (2 acres).

CAR PARKING

152 surface car park spaces are available.

VIEWINGS

All viewings to be arranged strictly through the joint letting agents.

FURTHER INFO

For further information and access to electronic data, please contact the joint letting agents.

BER RATING



COMMUNICATIONS HOUSE

WATERFORD

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