



Unit No. 1 Six Cross Roads Business Park, Waterford. X91H516.

Asking Price

€285,000 Plus VAT

- Air Conditioning/Heating
- Suspended Office Ceilings
- Modular Lighting
- First Floor Offices/Display Area
- Front Pedestrian Access and Rear Loading Access
- Ample parking
- Vacant Possession Available

BER C1

PSRA Licence Number: 002015



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DESCRIPTION

Superb modern warehouse premises, located in The Six Cross Roads Business Park just off the Outer Ring Road on the Southern periphery of Waterford City. The Six Cross Roads Business Park is highly regarded business park with excellent occupancy levels and good rental demand. The property comprises of a ground floor showrooms (currently café) of c. 276 Sqm / c.2,968 sq.ft. with open warehouse store to the rear, office and toilets, with further office / display area at first floor level. The property extends to an overall c. 456 Sqm. or c. 4,910 sq.ft. plus mezzanine floor level of a further c. 81 Sqm / c. 871 sq.ft. The property has pedestrian access to the front with loading / goods access via a sectional roller shutter door, with further pedestrian access to the rear also. Open car parking is provided for to the front of the premises, with ample parking to the side and rear also. The unit is situated on the main avenue of the business park, with excellent visibility and good signage opportunity. The property is held in freehold title and is subject to a short term lease granted in CFM Catering Ltd. which commenced in December 2016, and which expires in December 2019. The reserved rent under the lease is €20,000 per annum. Vacant possession available. Waterford City & County Council Rates €5,745.60 P.A.

LOCATION

The property is located just off the outer ring road at the Six Cross Roads roundabout, in the Southern suburbs of Waterford City. The location allows for easy access to the new Waterford City By-Pass and M9 Motorway via the new Southlink Bridge from Waterford to Kilkenny / Dublin and N25 Waterford to Rosslare / Cork roadways. The immediate area is a mixture of Retail and Industrial property with Tesco, The Range, Musgraves Marketplace Cash & Carry, being amongst others in close proximity. There is also a number of residential mixed housing developments in the general area.

ASKING PRICE €285,000 Plus VAT

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



PLANNING

Planning was granted for the development in 1999 for Warehouse, Light industrial & Office Display Accommodation. We assume that the property and overall development therein to be compliant with planning permission and fire regulations.

SERVICES

The property is serviced by mains water supply and waste water services. The property is also serviced with mains electricity including three-phase power.

ACCOMMODATION

Showrooms (Currently Café)	c. 275 Sqm.	c. 2,960 sq.ft.
Toilets and kitchen / canteen area		
Warehouse to rear	c. 181 sqm.	c. 1,950 sq.ft.

BER

Rating: C1

BER No.: 800717951

EPI: 423.8 kWh/msq/yr



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