

# 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.)
<b>Total</b>	<b>369.69 sq. m. (3,979 sq. ft.)</b>



## 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:

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