

To Let

Offices at No. 4/5 William Street, Waterford.



Substantial period office building, fully refurbished and redesigned internally to incorporate three individual office suites consisting of c.100 to c.115 m² per floor. Retaining all its original features, this tastefully and sympathetically redesigned period building combines all the charm and character of a period property, with all the modern facilities of a modern office complex. Currently laid out in three separate floors, all with separate services and heating, the property can also be let as one entire unit. The Property is located on William Street in Waterford City in what is regarded as the central business district, with neighbouring properties including Maritana Gate office complex and the newly opened House of Waterford Crystal Visitors centre.

PRICE ON APPLICATION

Accommodation

Entrance Hall:

Ground Floor:

Office No. 1	In two rooms with open archway	Office A	5.45 x 5.10
		Office B	4.11 x 5.10
Office No. 2	In two rooms with open archway	Office A	5.15 x 5.10
		Office B	7.32 x 3.70
	Canteen		
	Toilet facilities with shower		

First Floor:

Office No. 1	In two rooms with open archway	Office A	5.45 x 5.10
		Office B	4.11 x 5.10
Office No. 2	Single office		3.45 x 3.92
Office No. 3	In two rooms with open archway	Office A	5.14 x 5.45
		Office B	7.02 x 3.45
	Canteen		
	Toilet facilities with shower		

Second Floor:

Office No. 1			3.50 x 4.77
Office No. 2			4.08 x 5.27
Office No. 3			3.65 x 4.91
Office No. 4			3.85 x 4.81
Office No. 5			4.86 x 9.72
	Canteen		
	Toilet facilities with shower		

Features:

Fully restored period building retaining all its original features

Purpose designed and renovated for office use

Intercom system

Individual gas fired central heating system per floor

Fully networked with ample power and data points throughout

Modular office lighting

Full fire alarm system

Additional storage and archive space available

Reduced rate parking is available 24 hours at Bolton Street Car Park which is immediately to the rear of the property, currently for €1 per hour.







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