

REA O'Shea O'Toole



To Let

Offices Ranging from 25 sq.m to 478 sq.m

Landmark Headquarter Office Building Marine Point Belview Port Waterford

BER C1



DESCRIPTION

Marine Point is a modern third generation office building with adjoining car park (265 spaces). The property (built 2006) comprises of two four storey blocks linked by a central circulation core with ground floor reception, stairwell and two passenger lifts. Belview Port is the nearest major Irish port to mainland Europe and forms a natural hub for the integration of port, shipping, road and rail freight services.

The port has excellent access to the Waterford City gateway, a city with a population of 50,000 which is within 50 minutes' drive of three third level facilities producing 3,500 graduates per year.



FEATURES

- Landmark building with on-site Café
- Floor plates ranging from 25 sq.m to 478 sq.m (269 sq.ft. to 5145 sq.ft.)
- Open plan layout adaptable for subdivision
- Heating: primarily via LPG boilers for large offices; small offices via electric panel radiators
- High Speed Internet connectivity
- Excellent on site car parking for 265 cars
- Raised access floors
- Suspended grid ceilings
- Male and Female toilet WCs at each floor
- Canteen accommodation provided at each floor
- Bicycle shelter and Smoking shelter
- Rates: €1.76 per sq.ft. per annum (estimated), for local authority valuation
- Service Charge 2022 2.42 per sq.ft. per annum

ACCOMMODATION

REMAINING SPACES

Ground Floor
Block A - 56m² (600sq.ft) and 74m² (796sq.ft)
Block A - 449 m², (4,831 sq.ft.)

Second Floor
Block A - 478 m². (5,143 sq.ft)



LOCATION

Marine Point is located in the heart of Belview Port, overlooking the port operational area and the River Suir.

The office building is directly accessible from the main Port road (N29) which connects to the N25 Cork-Rosslare route, the M9 motorway and the Waterford City By Pass.

Belview Port is situated approximately 6 km downstream and east of Waterford City on the northern bank of the River Suir in South County Kilkenny.

LEASE: Flexible lease terms available

RENT: On Application

VIEWING www.marinepoint.ie

Contact Negotiator:

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