



PORT HOUSE

A new landmark in Letterkenny



retail

office

residential



PORT ROAD • LETTERKENNY • COUNTY DONEGAL



RETAIL

OFFICE



PORT HOUSE

The Port House is an outstanding new integrated development not just in terms of the buildings high specification but also its prime town centre location.

Setting the bench mark to an impressive new level this stunningly designed building offers a mix of high profile retail units to the ground floor over secure parking at basement level, modern office accommodation to the first floor with two floors of luxury apartments culminating in two prestigious penthouse apartments on the upper floor.



RESIDENTIAL

Situated on the Port Road, immediately across the road from Letterkenny Shopping Centre which includes Tesco and Penny's as Anchor Tenants and easily accessible from both Pearse Road and Main Street. It is also convenient to Letterkenny Institute of Technology which currently caters for approximately 3,000 students.

Port House is ideally situated to take advantage of the expanding network of routes into Letterkenny and will provide a vital link between the old and the new parts of the Town.

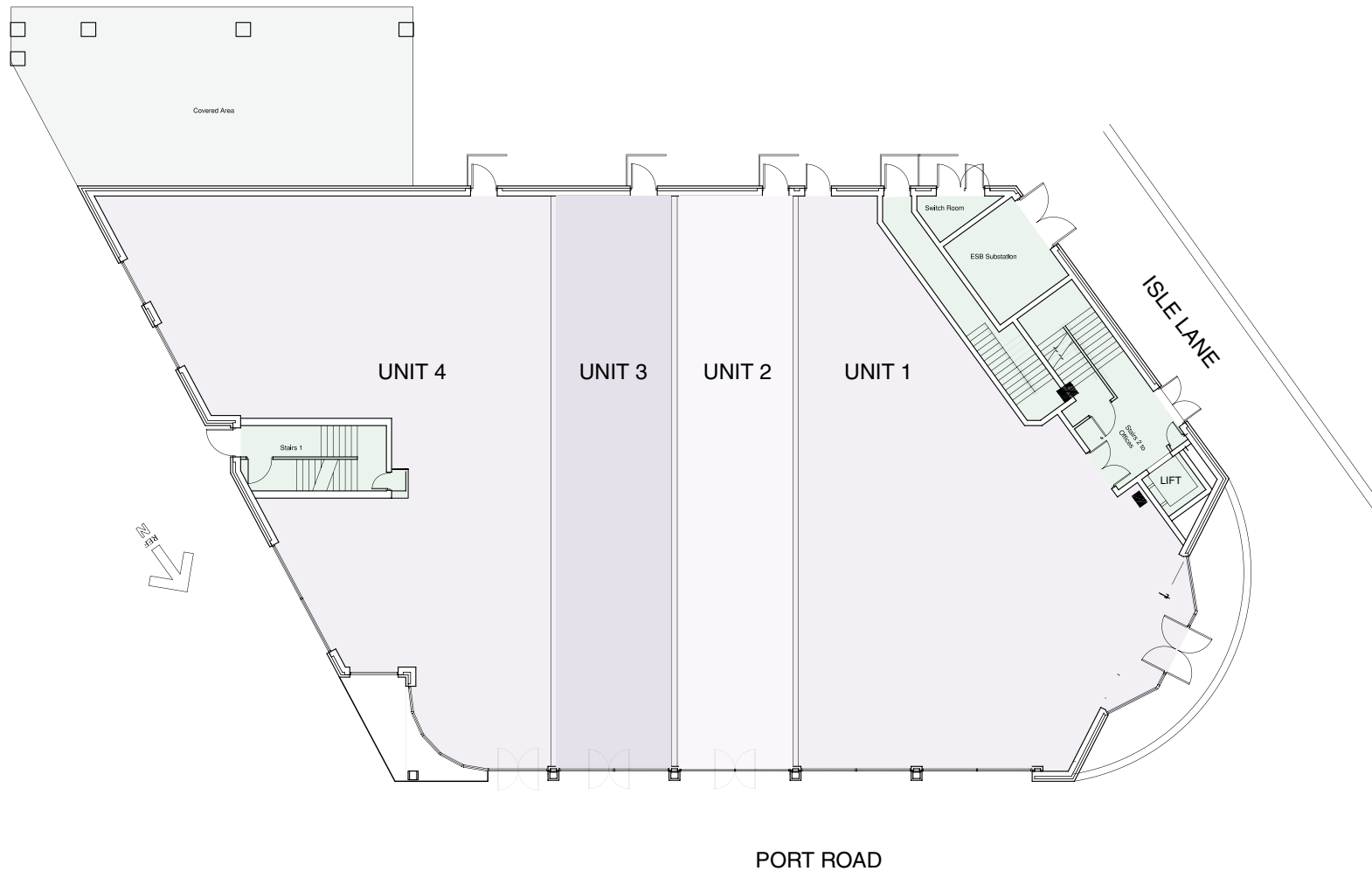
Retail

Retail units situated on the ground floor of this prestigious development offer modern retail accommodation at a high profile landmark location at the main entrance into the town centre, linking the Port Road with Pearse Road and Main street. Letterkenny is enjoying a period of unprecedented growth and is set to grow with its expanding young population. Other high profile outlets currently trading in Letterkenny include Tesco, Dunnes, Lidl, Aldi, Penneys, Atlantic Homecare, Harry Corry, Argos, Next, A-wear, Boots, Benetton and Jack and Jones among many others.



- Ground floor retail units are available under 30 years full repairing and insuring leases with five yearly rent reviews
- All units will be provided to a standard shell and core specification
- Management charges apply. Further details available upon request
- Guide rents available on application

ground floor | plans



UNIT SIZES

| | SQUARE METRES | SQUARE FEET |
|---------------|---------------|-------------|
| Retail Unit 1 | 246 | 2650 |
| Retail Unit 2 | 115 | 1235 |
| Retail Unit 3 | 115 | 1235 |
| Retail Unit 4 | 264 | 2840 |

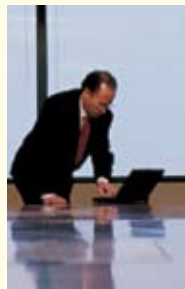
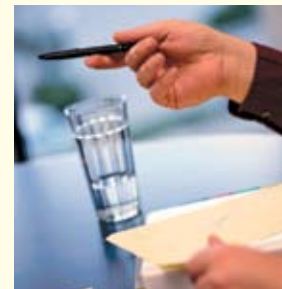
- Units can be combined or subdivided to provide retail space from 115 sq metres (1,235 sq ft) to 740 sq metres (8,000 sq ft).
- Loading bay to rear.
- Parking to basement level.



Office

Once in a lifetime opportunity to own your own commercial premises in a perfectly positioned landmark building that will make an ideal base to help your business expand and develop in an exciting and dynamic business environment. Each unit will be fitted to shell and core specification with the option for full fit out available. Consideration will be given to those seeking to Lease units.

The building and finishes will project an air of quality and style that will speak volumes about you and your business, creating the right impression and highlighting your professionalism.



- Communal wcs for staff with option for private facilities in each office if required.
- All offices fitted to shell and core specification with option for full fit out if required.
- Provisions made for electrical, computer and telephone points / air conditioning and suspended ceilings.
- Oak doors skirting and architraves.
- Communal areas fitted to a high standard.

- Secure parking to basement level.
- Passenger lift from street level and parking at basement level.
- Security system in place.
- Service charges will apply. Further details on request.
- Units can be easily combined for those seeking larger space.

first floor | plans



| OFFICE SIZES | | | OFFICE SIZES | | |
|---------------|---------------|-------------|----------------|---------------|-------------|
| | SQUARE METRES | SQUARE FEET | | SQUARE METRES | SQUARE FEET |
| Office Unit 1 | 66.0 | 710 | Office Unit 7 | 81.4 | 876 |
| Office Unit 2 | 46.5 | 500 | Office Unit 8 | 70.4 | 758 |
| Office Unit 3 | 61.5 | 662 | Office Unit 9 | 35 | 379 |
| Office Unit 4 | 61.5 | 662 | Office Unit 10 | 46 | 497 |
| Office Unit 5 | 61.5 | 662 | Office Unit 11 | 70.4 | 758 |
| Office Unit 6 | 104.9 | 1128 | | | |

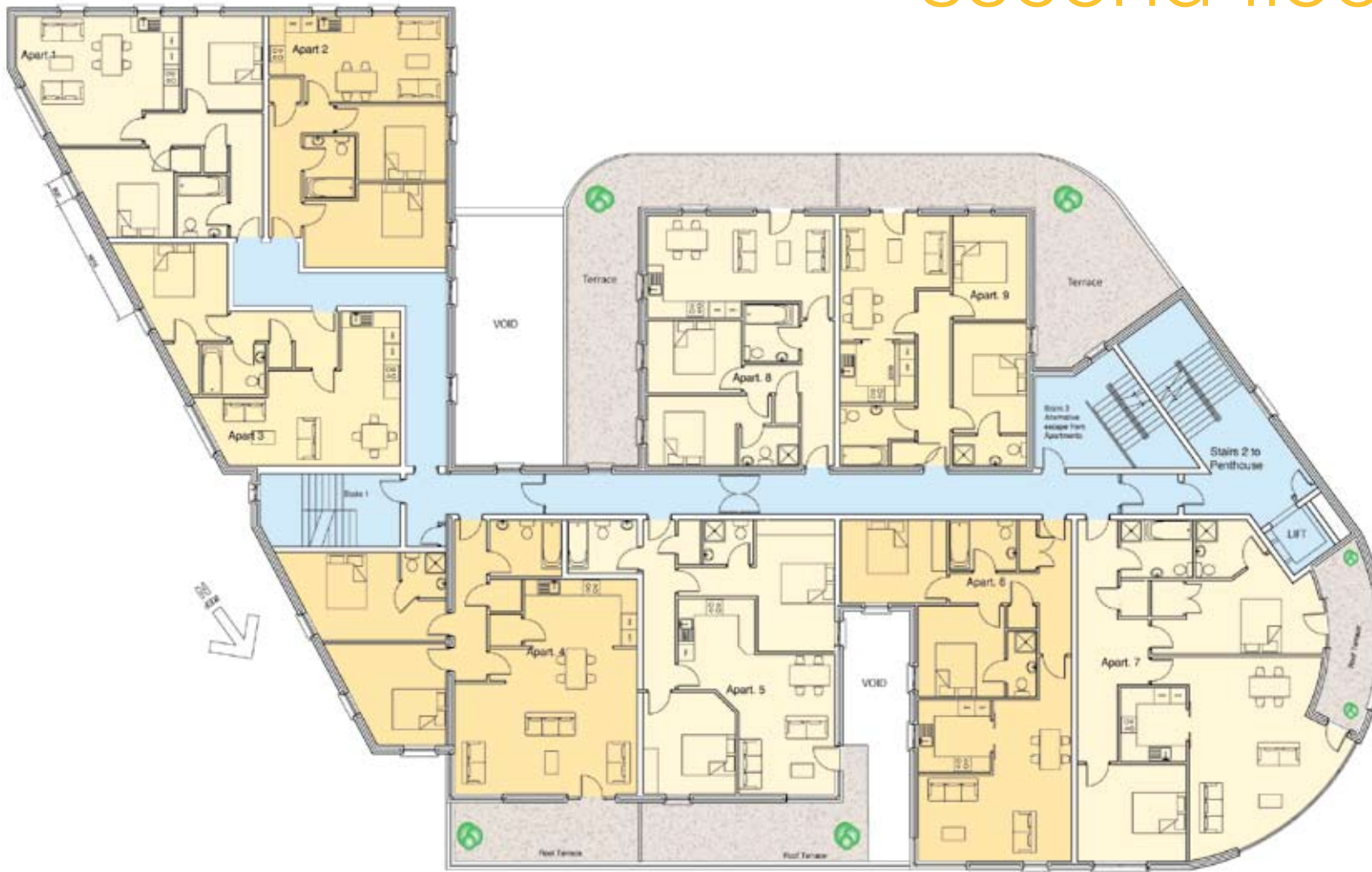


Residential

With all of Letterkenny's facilities and amenities on your door step, secure private parking and passenger lifts to every floor this is a truly unique opportunity to own one of Letterkenny towns finest apartments. Port house sets architecturally stunning apartments above a dynamic commercial centre and each home will be finished to a standard befitting the spacious and well proportioned residences combining contemporary chic with cutting edge style. Whether you want to be close to work or near a bustling social life with the Theatre, Cinema, Gym, Bars, Restaurants and Shops on your doorstep.



second floor | plans



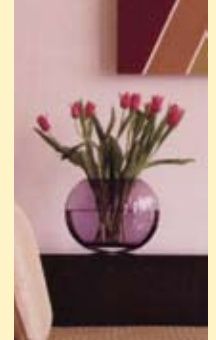
APARTMENT SIZES

| | SQ. Mtrs | SQ. ft | Beds | | SQ. Mtrs | SQ. ft | Beds |
|-------------|----------|--------|------|-------------|----------|--------|------|
| Apartment 1 | 65 | 699 | 2 | Apartment 6 | 81 | 872 | 2 |
| Apartment 2 | 60 | 645 | 2 | Apartment 7 | 107 | 1152 | 2 |
| Apartment 3 | 55 | 592 | 1 | Apartment 8 | 65 | 699 | 2 |
| Apartment 4 | 97 | 1035 | 2 | Apartment 9 | 65 | 699 | 2 |
| Apartment 5 | 79 | 850 | 2 | | | | |



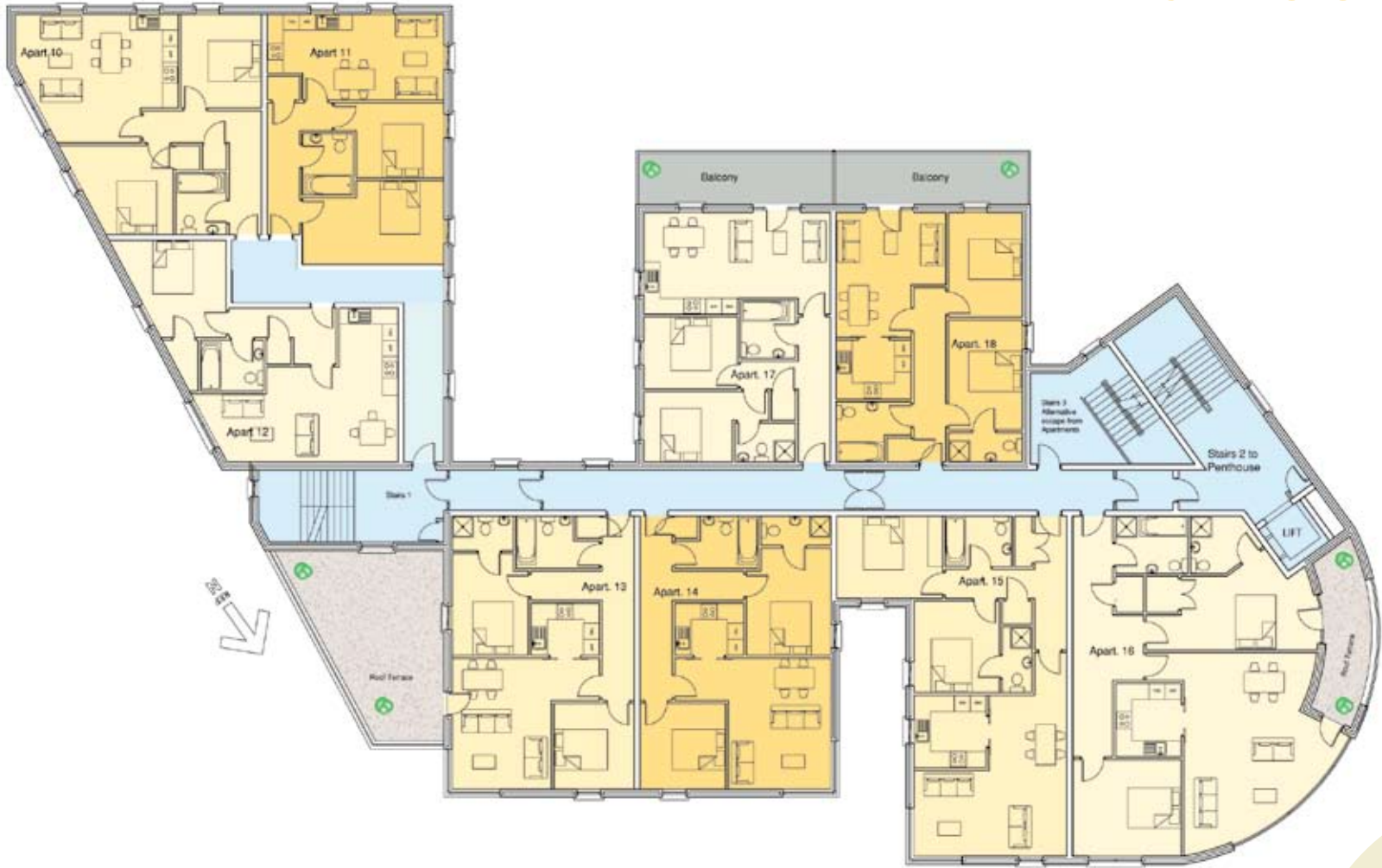


Residential



- Gas central heating.
- Secure private parking at basement level.
- uPVC windows and external doors.
- Hardwood shaker style kitchen units with built-in stainless steel electric oven and matching four burner hob.
- Contemporary white sanitary ware with appropriate shower doors and screens where necessary.
- Tiling to kitchen, bathroom and ensuite floors. Walls tiled above bath, to shower cubicles and above wash hand basins. Tiling between base and top cupboards in kitchen.
- Internal walls and ceilings painted.
- All internal doors to be Oak with matching skirting and architraves.
- Generous electrical specification throughout with television & telephone points. Wired for cable tv and broadband.
- Feature balconies to some apartments.
- Passenger lift serving all apartments from street level and secure parking lot at basement level.
- High specification of Sound Insulation.
- Private refuse collection area.
- Superb views over Letterkenny.
- Apartments fitted with audio visual Intercom System.
- Apartments fitted with smoke detectors. Common areas fully alarmed.

third floor | plans



| APARTMENT SIZES | | | | | | | |
|-----------------|----------|--------|------|--------------|----------|--------|------|
| | SQ. Mtrs | SQ. ft | Beds | | SQ. Mtrs | SQ. ft | Beds |
| Apartment 10 | 65 | 699 | 2 | Apartment 14 | 73 | 786 | 2 |
| Apartment 11 | 60 | 645 | 2 | Apartment 15 | 81 | 872 | 2 |
| Apartment 12 | 55 | 592 | 1 | Apartment 16 | 107 | 1152 | 2 |
| Apartment 13 | 69 | 743 | 2 | Apartment 17 | 65 | 699 | 2 |
| | | | | Apartment 18 | 65 | 699 | 2 |



Penthouse

Two exclusive penthouses occupy the top floor of this magnificent building offering the ultimate luxury in town centre living. An exceptional place to live life and enjoy the myriad of conveniences this ever expanding town has to offer each Penthouse will be finished to a high standard with modern fully fitted kitchens and real gas fires to the living rooms. Whether your stepping out onto the curved roof terrace overlooking the town or the sophisticated south facing roof top garden each penthouse offers an exclusive and stylish town centre living opportunity.



fourth floor penthouse | plans

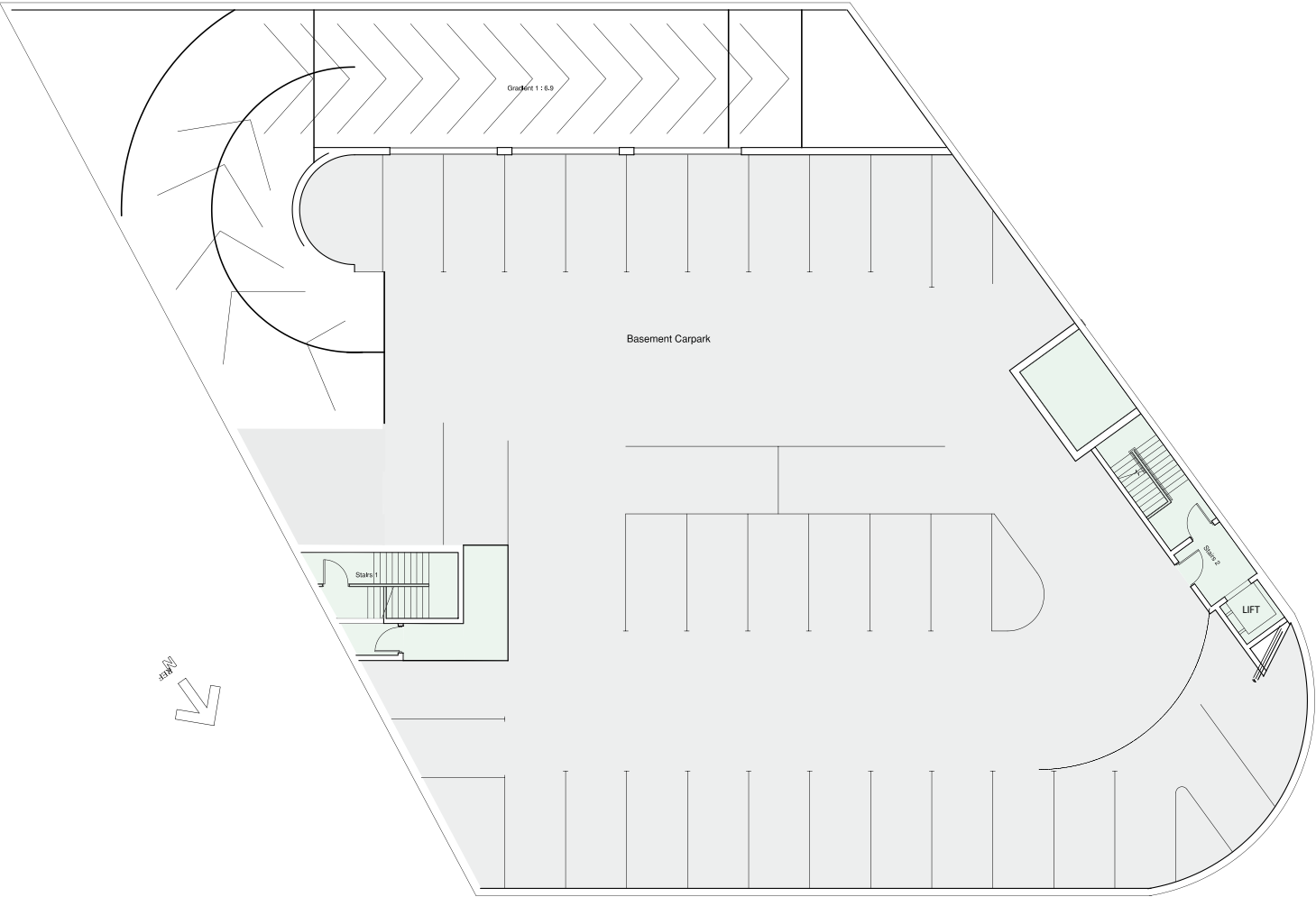


- Real gas fires to living area.
- Superior quality kitchens, tiling and sanitary ware.
- Large roof terrace.
- Secure lift. Only Penthouse owners can access the Penthouses from the lift.
- Private fire escape.
- Commanding views over Letterkenny and the surrounding countryside.

| UNIT SIZES | | | |
|--------------|---------------|-------------|------|
| | SQUARE METRES | SQUARE FEET | BEDS |
| Penthouse 19 | 85 | 915 | 2 |
| Penthouse 20 | 85 | 915 | 2 |



basement | plans



- Additional parking to rear of building
- Security Shutter





DESIGNED BY GRANT DESIGN



- A: Marks and Spencer
- B: Supervalu
- C: TK maxx
- D: Next
- E: Argos
- F: Tempest
- G: Esprit
- H: Cinema

SOLE AGENTS



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COONEY PROPERTIES

CONTRACTOR:

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ARCHITECTS:

mhassociates
architects surveyors

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