

TO LET

**C. 203 SQ.M / 2,185 SQ.FT. OFFICES AT
(OFFICE 2), DRINAGH, WEXFORD**

PRIME LOCATION – EXCELLENT PARKING

Rent: €25,000 p.a.

File No. a144.CWM

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS



- c. 203 sq.m. / 2,185 sq.ft. office suite at first floor level – part of a shared building occupied by other professional service firms.
- Comprises a substantial open plan area with 4 private offices and an additional large board room office and canteen.
- Excellent bright, airy acc. - flexible office space with movable room dividers.
- Optional receptionist area at ground floor, if required.
- Good access, close to Wexford's Ring Road, 10 minutes' drive from M11 Motorway and excellent parking facilities available.
- Flexible lease terms available. Tenant will be responsible for VAT, Local Authority Rates, insurance and usual outgoings.
- Viewing is strictly by prior appointment with the sole letting agents only.
Contact Kehoe & Assoc. at 053 9144393 or info@kehoeproperty.com



Kehoe & Assoc.

Commercial Quay, Wexford. Tel: 053 9144393

Email: info@kehoeproperty.com.

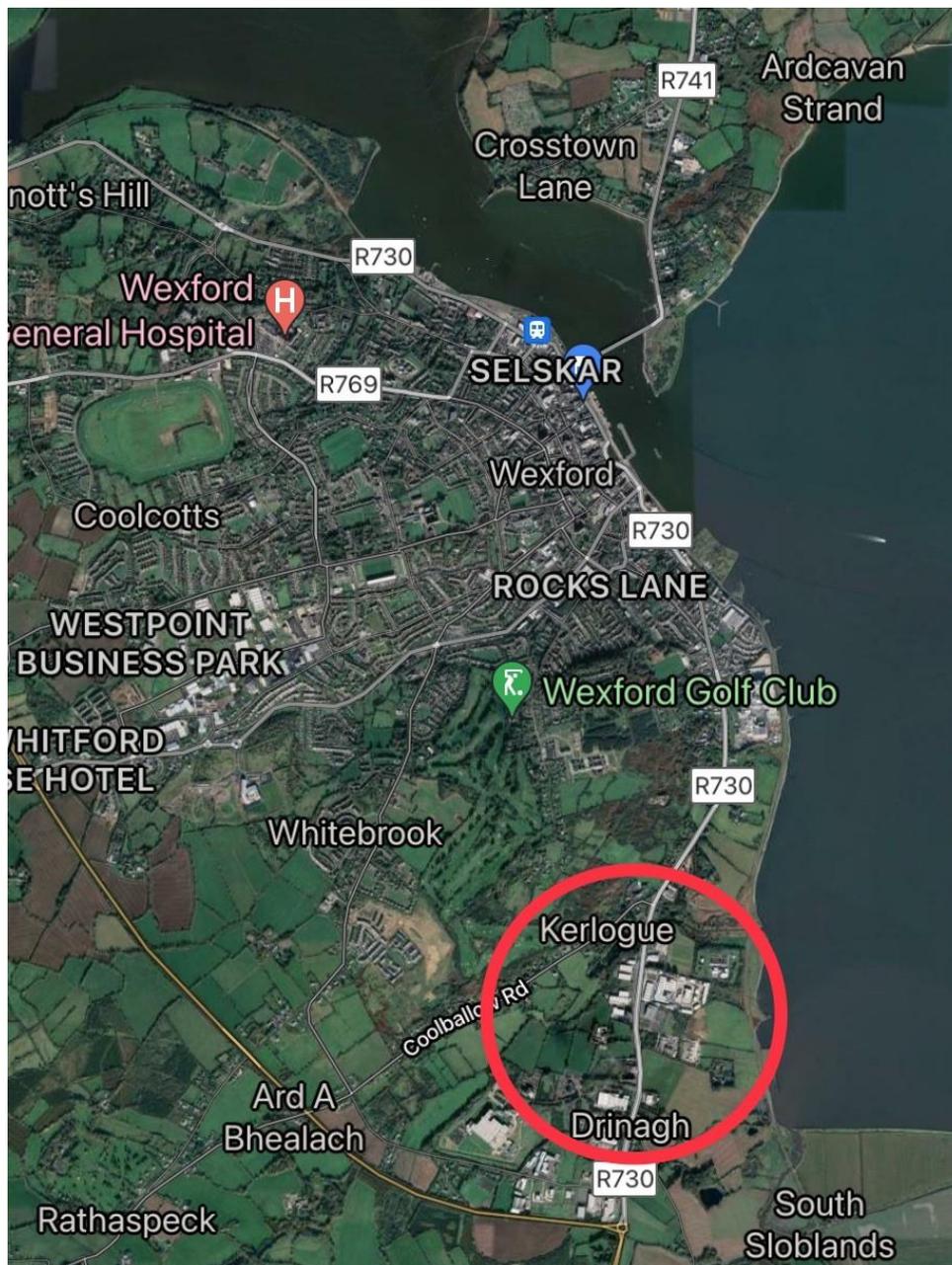
Website: www.kehoeproperty.com

LOCATION

Situated at Drinagh, this office suite is perfectly positioned close to Drinagh Retail Park and with easy access to the N11/N25 Wexford's Ring Road. It is only 5 minutes' drive south of Wexford Town Centre. This location is also convenient to the M11 Motorway connection at Oilgate. Adjoining occupiers include; Zurich, Coca Cola, Waters Technology, Drinagh Retail Park, Meadows & Byrne, McDonalds, Kelly's Café, etc.

GENERAL DESCRIPTION

The offices are situated at first floor level in a shared office building with other professional services firms. These are bright, modern and contemporary offices extending to c. 203 sq.m. / 2,185 sq.ft. There is ample parking available. The accommodation is laid out in one large open plan office, canteen facilities, store room (optional office), board room and 3 individual offices. The offices are situated at first floor level with concrete stairs and lift access. Other occupiers in this building include; M. J. O'Connor & Co., Solicitors and FBD. This is flexible accommodation and the various offices could be altered, depending on the precise requirements of the tenant.



ACCOMMODATION

Reception Area (optional)

Concrete Stairs & Lift to First Floor

Communal Landing Area

W.C.'s x 2

Large Open Plan
Area 12.64m (max)
x 11.09m

Office 1 4.99m x 2.64m With privacy glass blinds & large window overlooking car parking entrance. Comms points and electrical points.

Canteen 3.69m x 2.22m With fitted floor units, stainless steel sink unit with undercounter appliance space.

Office 2 / Optional
Storage Room 2.68m x 2.23m

Board Room 5.51m x 4.18m With privacy glass blinds and internal blinds. Comms points and electrical points.

Office 3 4.06m x 3.93m Corner unit with dual aspect lighting. Comms points and electrical points.

Office 4 4.07m (max) x
2.76m With window overlooking front car parking area. Comms and electrical points.

Total Floor Area: c. 203 sq.m. / 2,185 sq.ft.

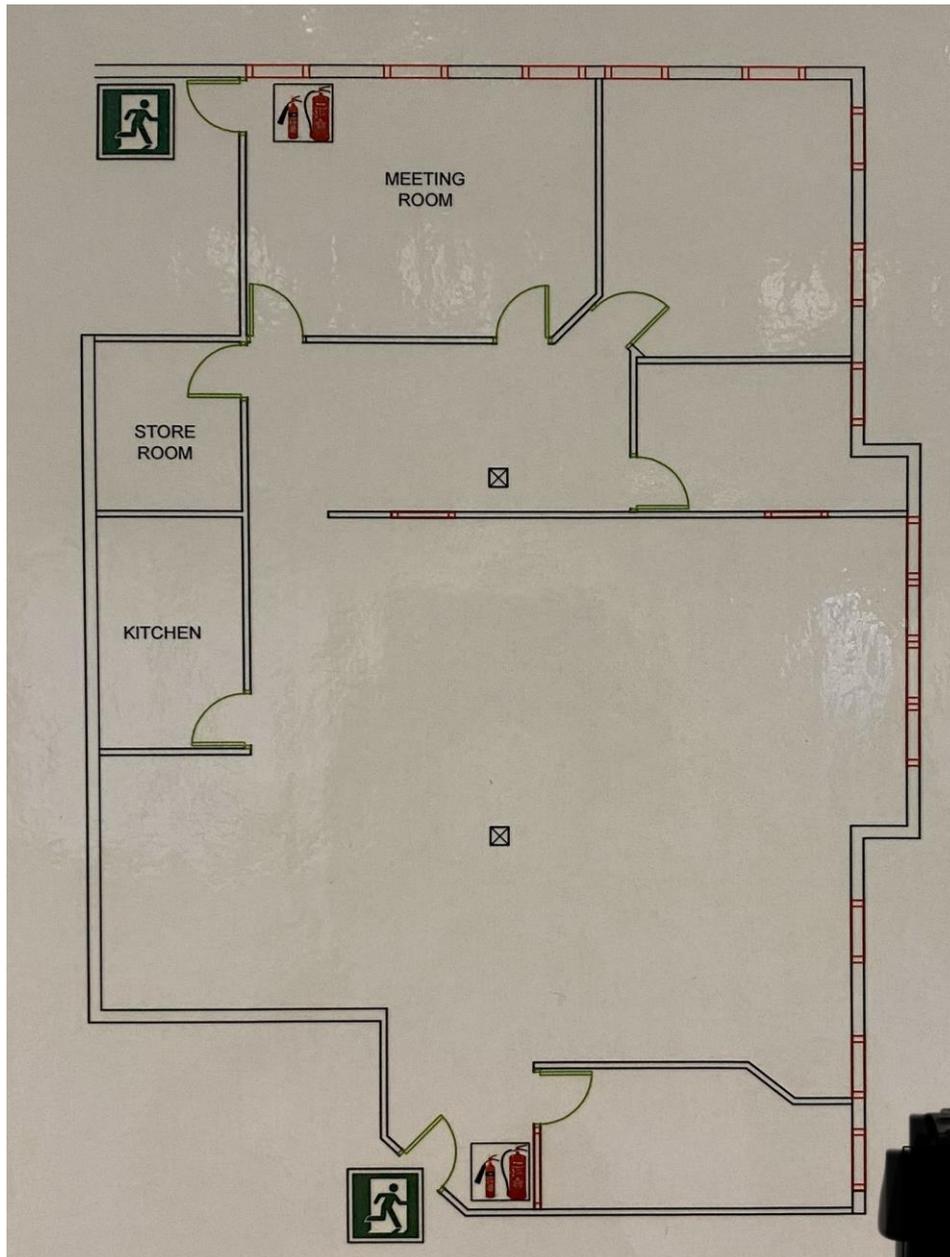




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DIRECTIONS: In Wexford town proceed out the Rosslare Road passing the Zurich building on the right-hand side. Continue for approximately 250m. The available offices are situated within the M.J. O'Connor building, directly opposite The Farmers Kitchen.

FIRST FLOOR LAYOUT (OFFICE 2)



VIEWING:

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Kehoe & Assoc. 053 9144393
Email: sales@kehoeproperty.com

BER: C3

BER No. 800012973

Performance Indicator: 325.87 kWh/m²/yr



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These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. **AUCTIONEERS & VALUERS**