

TO LET

SUBSTANTIAL C. 275 SQ. M. / 2,960 SQ. FT OFFICE UNIT AT GROUND FLOOR OF No. 9 CORNMARKEt, WEXFORD

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS

Rent: €20,000 P.A. (Exclusive)

FILE NO. A877.CWM



- ❖ Situated in Wexford's Town Centre, directly across from Wexford Library this substantial office suite extends to c. 275 sq.m. (c. 2,960 sq.ft.).
- ❖ It offers an excellent balance between reception, individual offices, larger meeting rooms and training room. There are also 3 w.c.'s and kitchenette.
- ❖ Excellent location in Wexford's central business district, adjacent to well established businesses including legal firms, accountancy firms and only 100m from Wexford's Main Street and Bull Ring.
- ❖ Deceptively spacious unit and really well worth viewing.
- ❖ This unit is partially air conditioned, fully alarmed & electric storage heating.
- ❖ Flexible lease terms available.
- ❖ Accommodation briefly comprises, open plan reception, 4 consultation rooms, 2 meeting rooms, 3 w.c.'s, 1 training room, kitchenette, real hallway with fire exit onto Cornmarket Centre.
- ❖ For further information and appointment to view, please contact the sole letting agents, Kehoe & Assoc., 053 9144393.

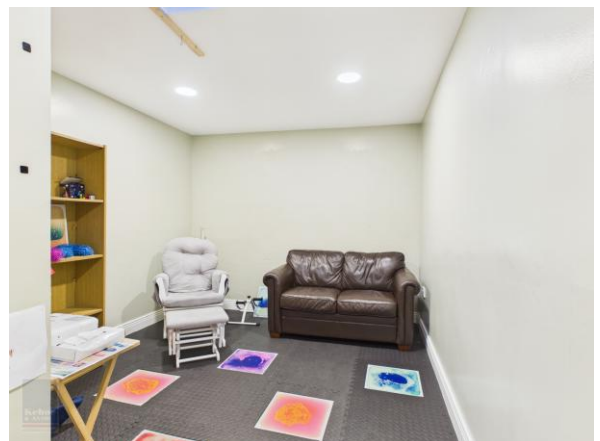


Kehoe & Assoc.

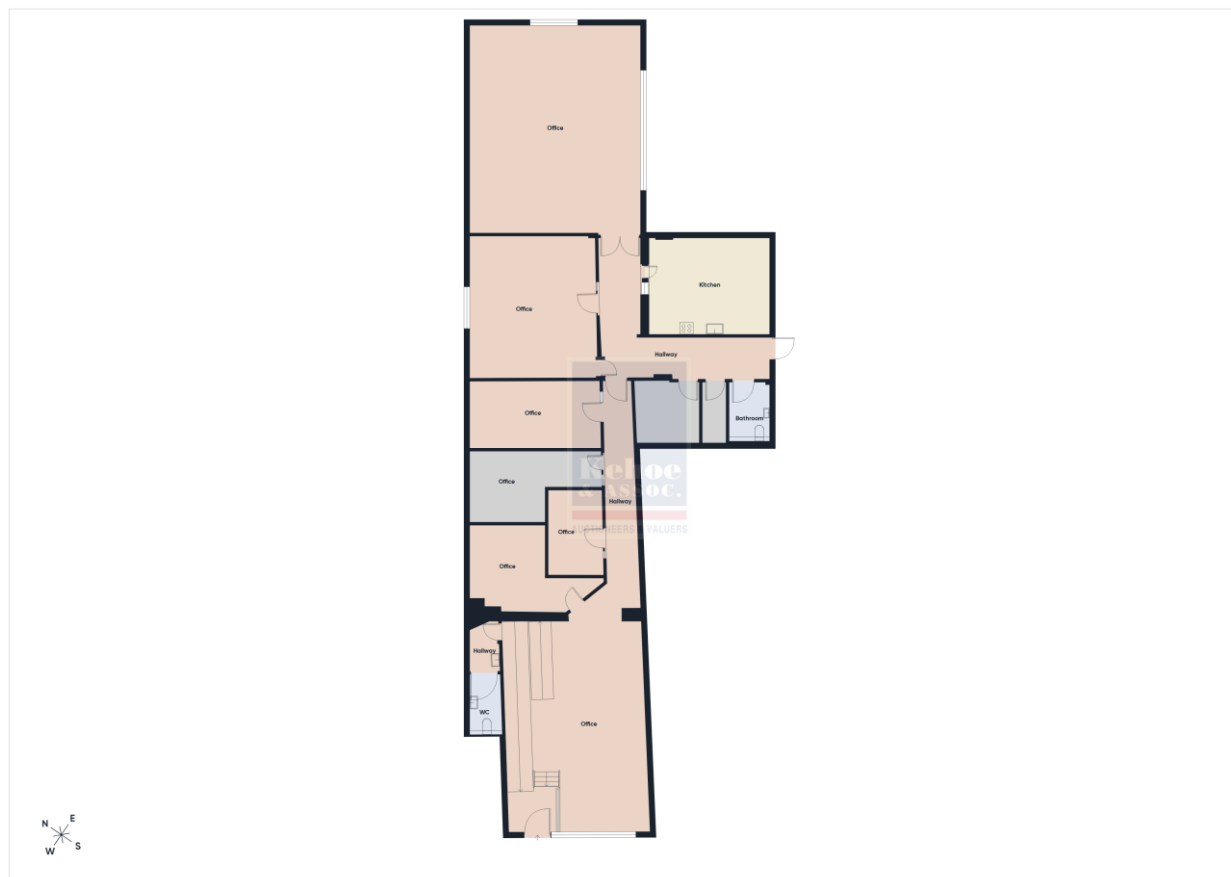
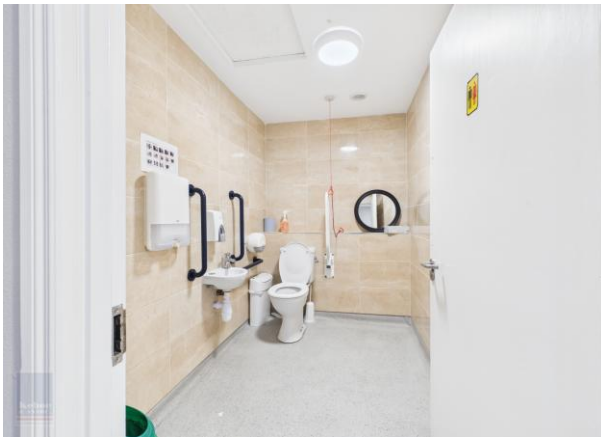
Commercial Quay, Wexford. Tel: 053 9144393

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Website: www.kehoeproperty.com







Building Energy Rating (BER): C3 BER No. 800357667
Energy Performance Indicator: 1105.94 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole letting agents.

Agent: Catriona Murphy
Contact No: 087 2427525
Email: catriona@kehoeproperty.com



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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. PRA No. 002141