

# TO LET

**Kehoe  
& ASSOC.**

AUCTIONEERS & VALUERS

**OFFICES PREMISES,**

**‘WESTON’, WESTGATE, WEXFORD**

**EXCEPTIONAL C. 210 SQ. M OFFICES AVAILABLE**

**Rent: €24,000 P.A.**

**FILE NO. A177. CM**



- ❖ Prime Town Centre location in Wexford's Westgate area
- ❖ Landmark detached Georgian office building
- ❖ Approx. 210 sq. m. (2,260 sq. ft.) of bright, well-presented offices
- ❖ Stunning water views over the River Slaney & Wexford Harbour
- ❖ Secure private parking for 6–7 cars
- ❖ Walking distance to all town amenities, bus & rail stations
- ❖ For further detail and appointment to view, contact the sole selling agents, Kehoe & Assoc. 053 9144393 or email [sales@kehoeproperty.com](mailto:sales@kehoeproperty.com)



**Kehoe & Assoc.**

Commercial Quay, Wexford. Tel: 053 9144393

Email: [info@kehoeproperty.com](mailto:info@kehoeproperty.com).

Website: [www.kehoeproperty.com](http://www.kehoeproperty.com)

## LOCATION:

Weston occupies a prime position in the heart of Wexford Town Centre, in the prestigious Westgate area. This is one of the most sought-after locations in the town, enjoying a central setting close to all amenities while benefitting from excellent profile and visibility.

The property is within a short stroll of Wexford's vibrant Main Street, where a wide variety of shops, cafés, restaurants, and professional services can be found. Both the bus and train stations are only a few minutes' walk away, providing superb accessibility for staff and clients alike.

Wexford itself is a thriving commercial hub in the southeast, with excellent transport links to Dublin and Waterford via the N11 and N25. Weston therefore offers an enviable combination of convenience, prominence, and prestige for any business seeking a base in Wexford Town.





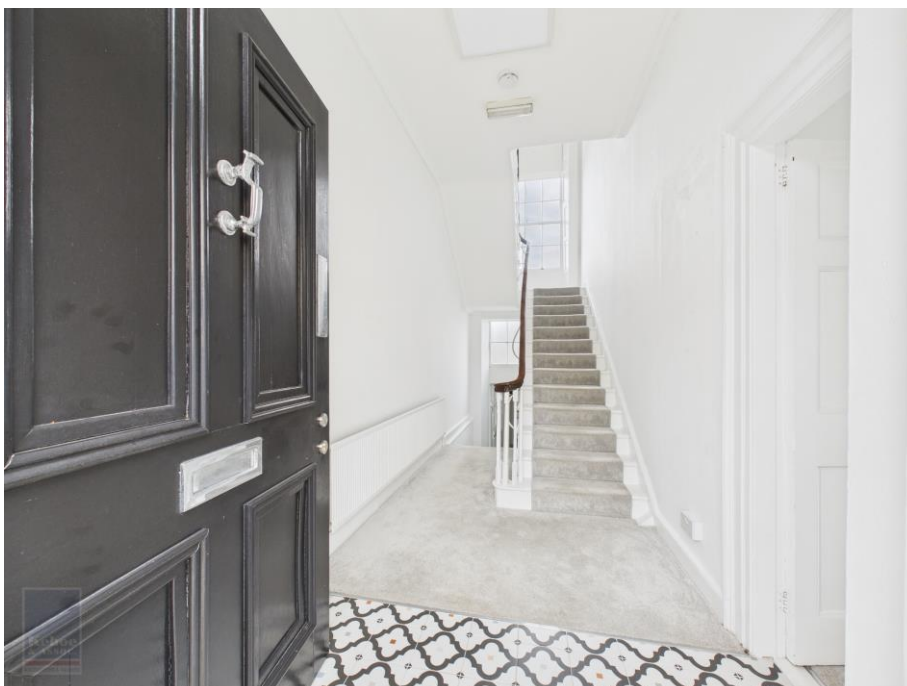
## DESCRIPTION:

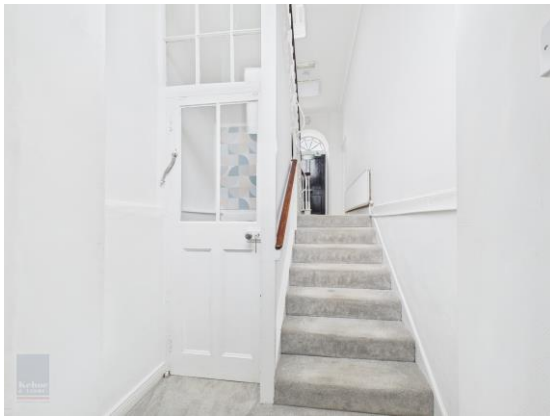
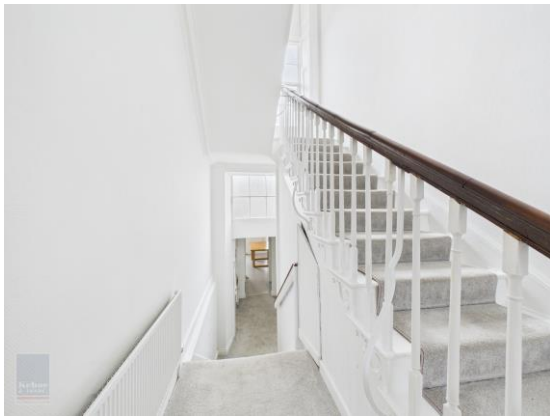
Weston is a detached Georgian building of character and distinction, beautifully presented and carefully maintained throughout. Extending to approx. 210 sq. m., the offices offer generous accommodation, with bright and spacious rooms finished to a high standard.

Several offices enjoy wonderful water views across the River Slaney and Wexford Harbour, creating an inspiring and attractive working environment. The layout is practical and flexible, suitable for a range of professional, administrative, or service-based occupiers.

Externally, the property provides the rare benefit of secure private parking for 6–7 cars — a major advantage for any town centre premises. The building stands in a prominent, high-profile position with a large volume of passing vehicular traffic, ensuring excellent visibility for a business presence.

Overall, Weston represents a unique opportunity to lease high-quality office accommodation in one of Wexford's most prestigious and convenient locations. It combines historic charm with modern functionality, making it an ideal choice for professional occupiers seeking both profile and practicality.







## **ACCOMMODATION**

### ***Ground Floor***

Entrance Hall 6.91m x 2.00m

Office 1 6.03m x 4.50m

Office 2 6.06m x 3.58m

Rear Hallway

Entrance Porch

Canteen 5.00m (Ave) x 4.25m With fitted wall and floor units, tiled floor and w.c. adjacent.

### ***Steps Lower Ground Floor***

Office 3 4.20m x 2.87m

Office 4 3.46m x 2.92m

Filing Room 4.25m x 2.98m

Storeroom 3.33m x 2.65m

Shower Room 1.70m x 1.64m

With w.c., vanity unit and mains shower.

Understairs Storage

### ***Stairs to First Floor***

Office 5 3.27m x 3.57m

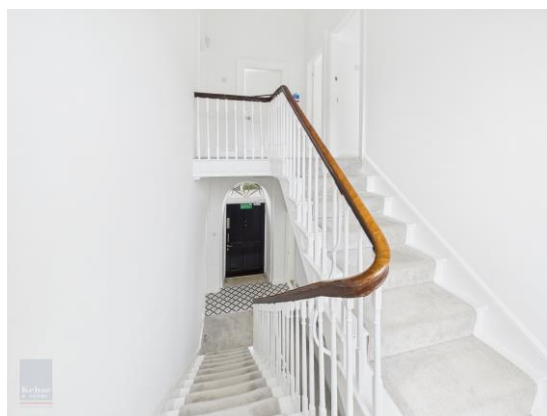
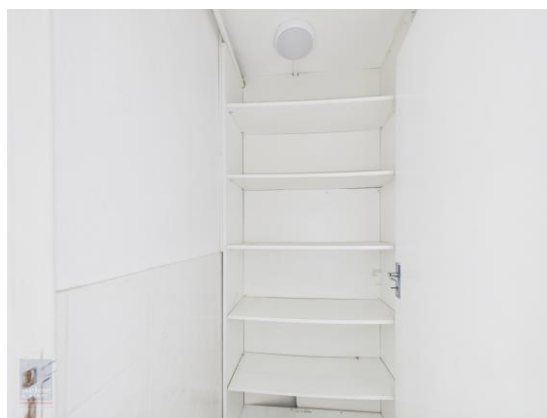
Office 6 3.77m x 2.64m

Office 7 4.71m x 4.44m

Server Room 4.50m x 1.67m

With tea-station.

**Total Floor Area: c. 210 sq. m. ( c. 2,260 sq. ft.)**





## Features

- Exceptional condition
- Landmark building
- Bright offices with sea views
- Private garden
- 6/7 Private carparking spaces

## Services

- Mains water
- Mains drainage
- ESB
- High speed broadband
- Intercom

**VIEWING:** Strictly by prior appointment with the sole selling agents only.

**DIRECTIONS:** Eircode: Y35 TH7W









### Features

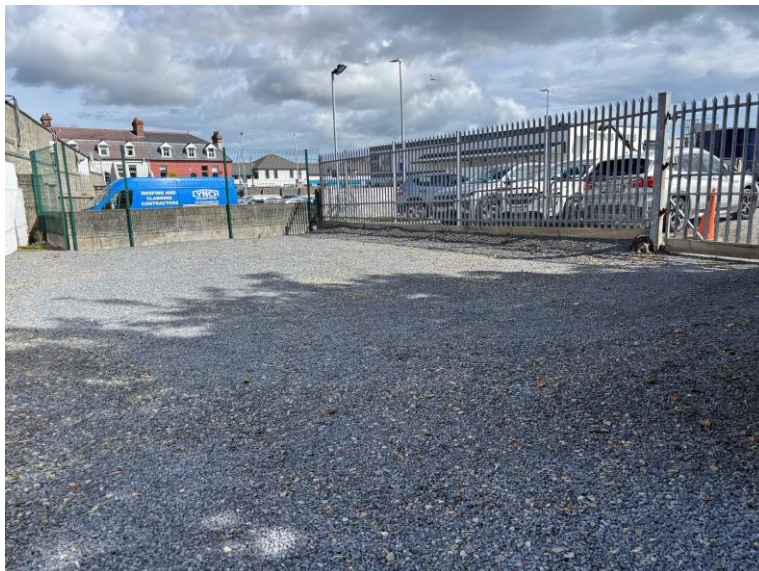
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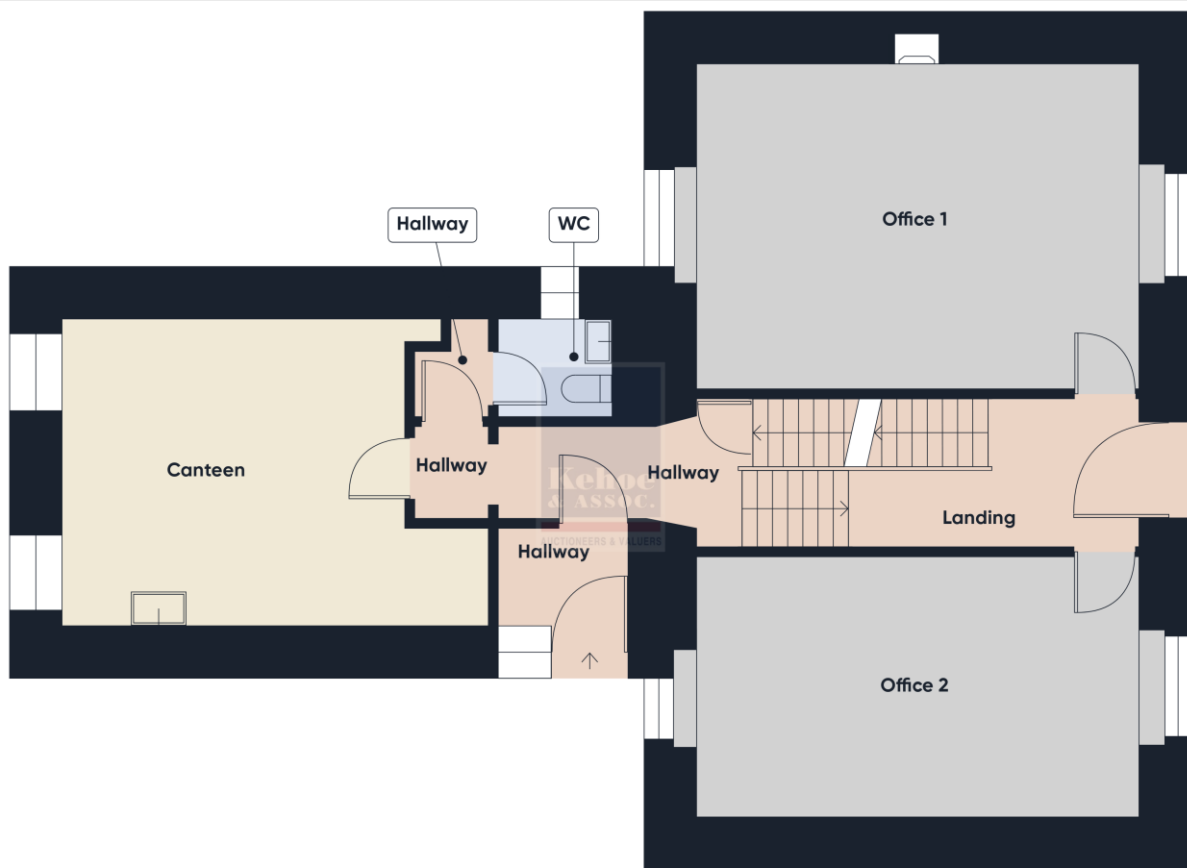
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Floor 1



Floor 0





**Building Energy Rating (BER): D1 BER No. 800076879**

**Energy Performance Indicator: 535.33 kWh/m<sup>2</sup>/yr**

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**Selling Agent: Colum Murphy**

**Contact No: 053 9144393**

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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