

# FOR SALE

**C. 191 SQ.M. / 2,056 SQ.FT UNIT,  
B1, CLONARD VILLAGE CENTRE,  
CLONARD, WEXFORD**

**AMV: €325,000 (EXCLUSIVE OF VAT)**

**Kehoe  
& ASSOC.**

**AUCTIONEERS & VALUERS**

**File No. c445.CM**



- ❖ An excellent commercial premises currently producing €30,000 per annum with the existing lease to expire in Q1, 2026.
- ❖ Exceptional offices in a highly lettable location. Suitable for an investor or owner occupier
- ❖ Extending to c. 2,056 sq.ft., fitted and finished to a very standard.
- ❖ A good combination of open plan office area, reception and individual offices.
- ❖ Well positioned, easily accessible and with excellent natural light.
- ❖ To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc., 053 9155393 or email [info@kehoeproperty.com](mailto:info@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

These excellent offices, situated at B1 Clonard Village Centre, occupy a prime position on a corner, high profile unit. Clonard Village Centre is easily accessible, close to Whitford Hotel, Wexford Retail Park, Clonard Retail Park, Westpoint Business Point, etc. It is within walking distance of Wexford's Ring Road / By-Pass and easily accessible to Wexford Town Centre. A 10 minute drive will take you to the new M11 Motorway at Oilgate.

## GENERAL DESCRIPTION:

Currently producing a rent roll of €30,000 per annum. This represents a Net Initial Yield of 8.39%, incorporating standard purchase costs at 9.96%. The current lease expires in Q1, 2026. This property is ideally suited to either an owner occupier or an investor. The office market is very good in Wexford currently and this is a highly lettable property.

These offices extend to c. 191 sq.m. / 2,056 sq.ft. They are presented to let in excellent order. There were built approximately 15 years ago, fitted and finished to the highest standards. These offices are located at first floor in the Clonard Village Development, with lift access and stairs. There is excellent natural light and a very good combination of open plan office areas and individual break-out offices. There is a large boardroom and a corner office with some excellent views towards Wexford Harbour and The Raven Point. Outside there is communal parking.

### FEATURES

- High quality finish.
- Marble tiled floor.
- Air conditioning.
- Suspended ceiling.
- Canteen facility.
- Filing room
- Boardroom.
- Recessed ceiling lighting.

### SERVICES

- All mains services.

### OUTSIDE

- Communal parking.

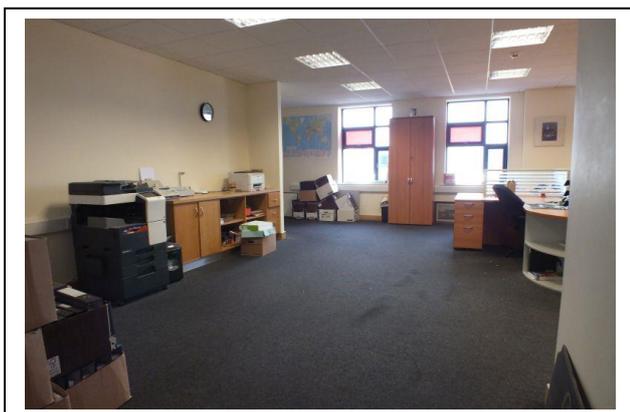
### BER

**Building Energy Rating (BER): C2**  
**BER No. 800720716**

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

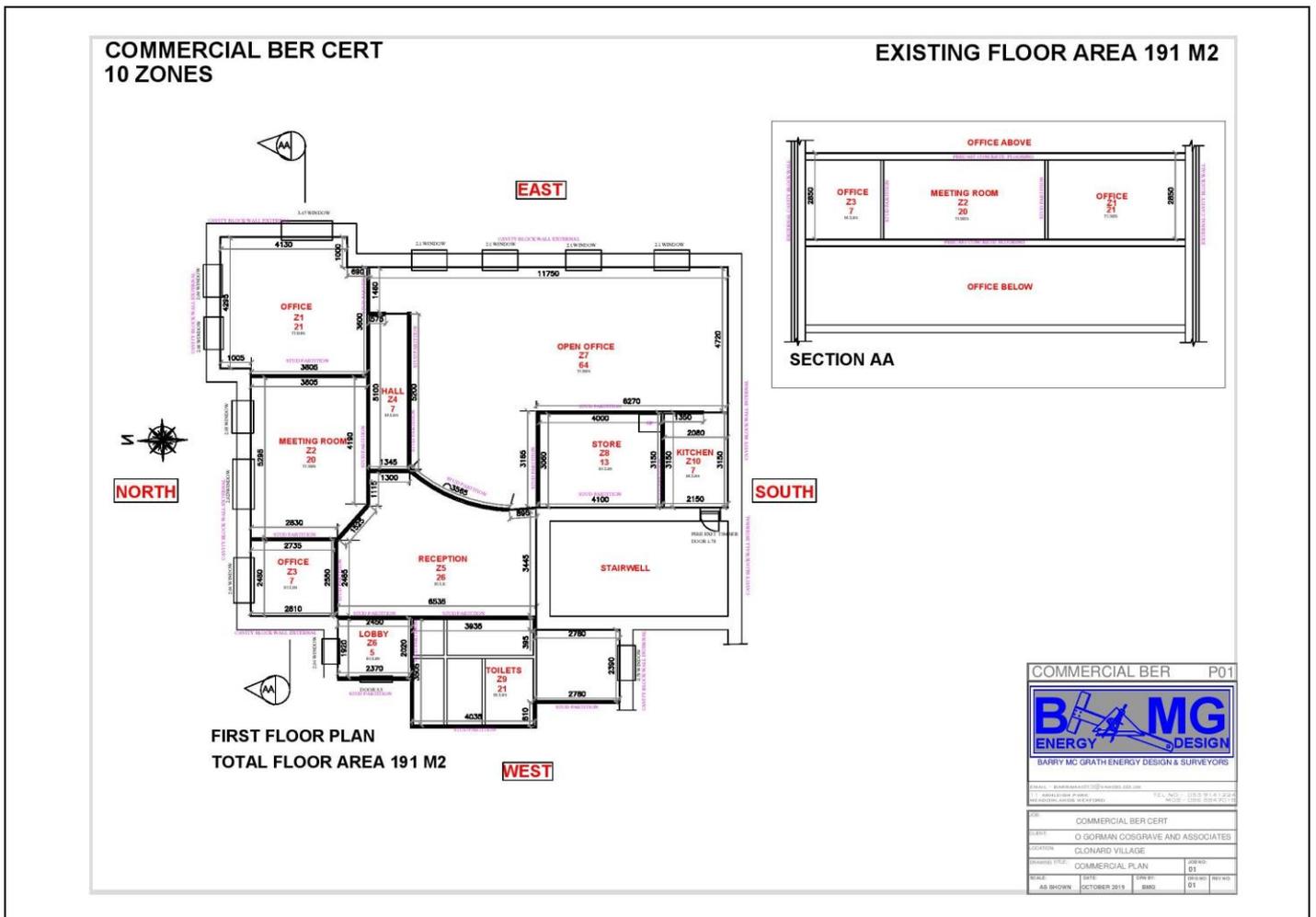
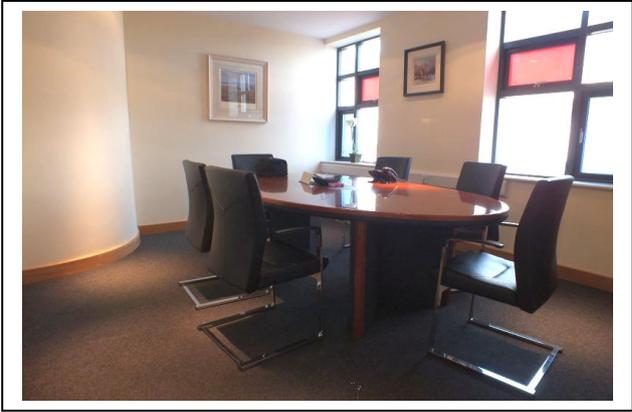
## NOTE:

Please note the tenant is responsible for the payment of Local Authority Rates and management company fees.



## DIRECTIONS

Proceed towards Clonard Village and take the entrance point into Clonard Village close to Woodies/Wexford Retail Park. The unit to let, office B1 is at first floor level, just on the corner directly above Stephen Carr Architects. The property is currently leased to SteamEsco.  
Eircode: Y35 FD88.



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**BER No.: 800720716**

**Energy Performance Indicator: 209.37 kWh/m<sup>2</sup>/yr**

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

**Selling Agent: Colum Murphy**

**Email: [sales@kehoeproperty.com](mailto:sales@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. PRSA No. 002141