

# TO LET

## SECOND FLOOR OFFICES, UNIT B4 CLONARD VILLAGE CENTRE, WEXFORD (FULLY FITTED & FURNISHED)

RENT: €27,960 P.A. (PLUS VAT)

**Kehoe  
& ASSOC.**

AUCTIONEERS & VALUERS

File No. b886.BK



- ❖ Exceptional fully-furnished offices extending to c. 191 sq.m. / 2,055 sq.ft with elevator access and communal parking.
- ❖ Occupying a high-profile corner position in Clonard Village Centre within walking distance of the N25 Ring Road at Whitford House Hotel Roundabout.
- ❖ Fully alarmed, air conditioned, controlled access, turn-key condition and ready for immediate occupancy.
- ❖ Flexible lease terms available.
- ❖ Top floor unit with fantastic views of Wexford Harbour comprising a reception area, open plan office area, 3 individual offices, board room, filing room, kitchenette, ladies & gents w.c.
- ❖ To arrange a suitable viewing time contact the sole letting agents, Kehoe & Assoc., 053 9155393 or email [info@kehoeproperty.com](mailto:info@kehoeproperty.com).

**LOCATION:** Kehoe & Associates are delighted to present these state of the art top floor offices to the market. Superbly located in Clonard Village adjacent to Wexford Retail Park, Clonard Retail Park and Westpoint Business Park, Unit B4 is suitable for a wide range of businesses. Occupying a corner plot in a high-profile position, this location is within walking distance of Min Ryan Park, Loreto Secondary School and the N25 Ring Road at Whitford Hotel Roundabout. This is a highly accessible location within 5 minutes' drive of Wexford Town Centre, 10 minutes of the M11 Motorway at Oilgate and 20 minutes of Rosslare Europort. Nearby occupiers in this locality include, Ufucoffee, Woodies, Aldi, DID Electrical, etc.

**GENERAL DESCRIPTION:** Built in 2008, these exceptional offices are fully alarmed, air conditioned and have controlled access. Extending to c. 191 sq.m. / 2,055 sq.ft. and presented to let fully furnished, these offices are literally turn-key, ready for immediate occupation. The board room is positioned at the corner of the building and has the benefit of a vaulted ceiling and spectacular views towards Wexford Harbour and The Raven Point. The accommodation is light filled and spacious comprising a reception area, open plan office area, 3 individual offices, board room, kitchenette, filing room and a ladies and gents w.c. The offices are serviced by an elevator with communal parking outside. Viewing comes highly recommended.







## FEATURES

- Exceptional offices
- Fully furnished – ready for immediate occupation
- Fully alarmed
- Air conditioned
- Highly accessible location
- Board room with suspended ceiling & spectacular views of Wexford Harbour
- High quality finishes throughout

## SERVICES

- Mains Water
- Mains Drainage
- ESB.

## OUTSIDE

- Communal parking.

## BER

**Building Energy Rating (BER): C2**

**BER No.: 800845315**

## LEASE TERMS

Flexible lease terms

**LOCAL AUTHORITY RATES:** The current annual rates for this premises is €4,223.82.

**SERVICE CHARGE:** The Service Charge in 2022 was €1,974.

**PLEASE NOTE:** The tenant will be responsible for Local Authority Rates, annual service charge and all usual outgoings.



## DIRECTIONS

From The Whitford House Hotel roundabout take the R733 towards Wexford town. At the next roundabout, take the first exit. At the first bend, turn left into Clonard Village Centre. The offices will be visible from this entrance. Take an immediate left into the car park and the entrance into the offices will be on your left-hand side. **Eircode: Y35 K163**

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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**VIEWING:**

Strictly by prior appointment with the sole selling agents.

**Selling Agent: Bobby Kehoe**

**Contact No: 085 7111540**

**Email: [bobby@kehoeproperty.com](mailto:bobby@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

