

TO LET

OFFICES AT MENAPIA HOUSE, DRINAGH BUSINESS PARK, WEXFORD

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS
FILE NO. 9855.CM



Key Details

- ❖ Excellent high profile offices extending to c. 729 sq.m. / 7,847 sq.ft. laid out over second floor within Menapia House.
- ❖ Comprising Office Suite No. 5 extending 361 sq.m. / 3,778 sq.ft. and Office Suite No. 6 extending to c. 368 sq.m. / 3,961 sq.ft.
- ❖ An excellent opportunity to locate your business within this purpose-built, bright contemporary office block at Drinagh Business Park.
- ❖ Exceptional location only 5 minutes drive from Wexford Town Centre with easy access to the N11/N25 and Wexford's Ring Road.
- ❖ Contact: Colum at kehoeproperty.com or 053 9144393. For further details contact the sole letting agents, Kehoe & Assoc., Commercial Quay, Wexford www.kehoeproperty.com



Kehoe & Assoc.

Commercial Quay, Wexford. Tel: 053 9144393

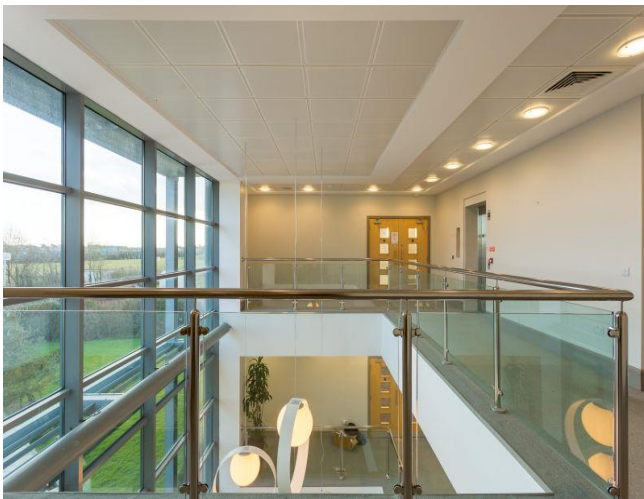
Email: info@kehoeproperty.com.

Website: www.kehoeproperty.com

LOCATION:

These exceptional offices are situated at Menapia House in Drinagh Business Park, Drinagh, Wexford. This is a thriving commercial location approximately 4km south of Wexford town. It is highly accessible adjacent to Wexford's ring road/bypass, convenient to the N25 Wexford to Rosslare Harbour/Euro Port Route and the N11 Wexford to Dublin Route.

Wexford is a thriving provincial town, with a vibrant town centre and an excellent mix between indigenous industry and multinationals. Adjoining occupiers at Drinagh include; Equifax, Waters Technology, Zurich, BNY Mellon, Meadows & Byrne/Kelly's Cafe, Eishtec and McDonalds.



DESCRIPTION

Overall the property comprises a three storey contemporary office building with a total of 220 car parking spaces. The available offices are situated on the second floor and extend to c. 729 sq.m. / 7,846 sq.ft. This incorporates two office suites both of which are stand and could easily facilitate a letting either individually or both suites combined. These offices are well laid out modern and bright, with plenty of natural light.



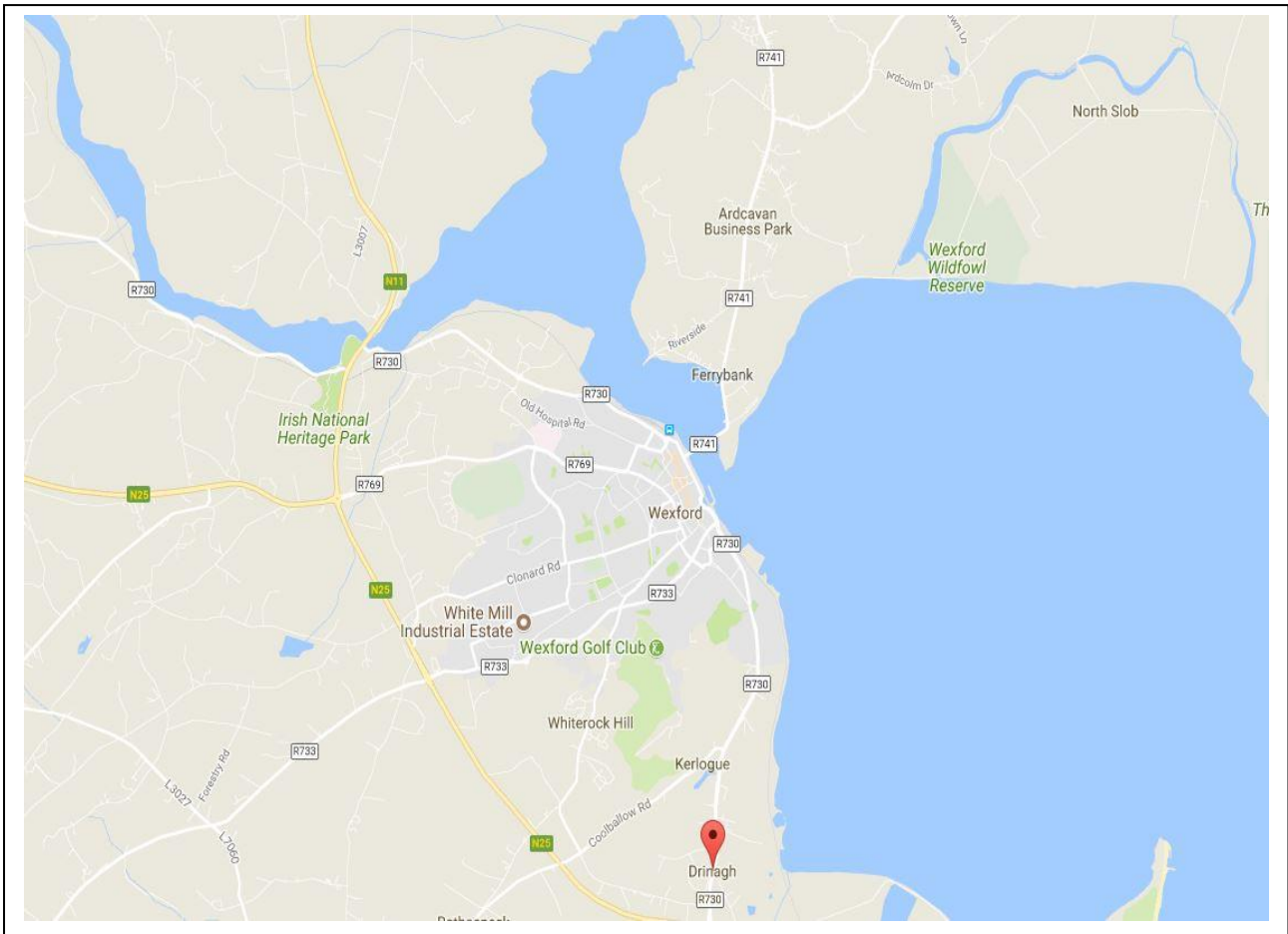
SECOND FLOOR



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 mis-statement. 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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LOCATION MAP



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VIEWING

**Strictly by prior appointment with the sole letting agents,
Kehoe & Assoc. 053 9144393**

Building Energy Rating (BER): C2

BER No. 800145534

Performance Indicator: 412.24 kWh/m²/yr



RATES & SERVICE CHARGE:

On application



**AUCTIONEERS & VALUERS
PSRA No. 002141**

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.