

TO LET

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

RENT: €25,000 P.A.

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS

File No. c445.CM



- ❖ Exceptional offices situated at Clonard Village – ready for immediate occupation.
- ❖ 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 letting agents, Kehoe & Assoc., 053 9155393 or email info@kehoeproperty.com.



Kehoe & Assoc.

Commercial Quay, Wexford. Tel: 053 9144393

Email: info@kehoeproperty.com.

Website: 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:

These offices extend to c. 191 sq.m. / 2,056 sq.ft. They are presented to let in excellent order. They were built approximately 10 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/m²/yr

LEASE TERMS

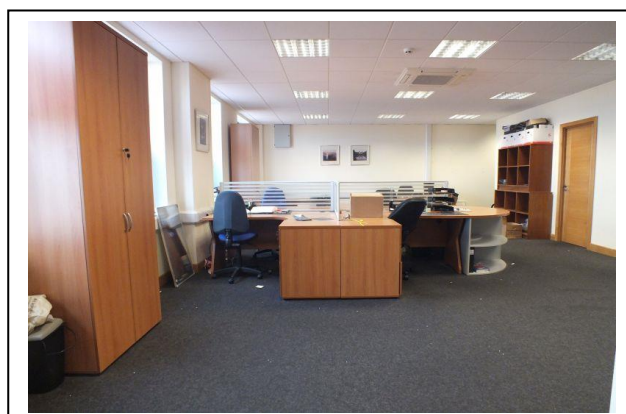
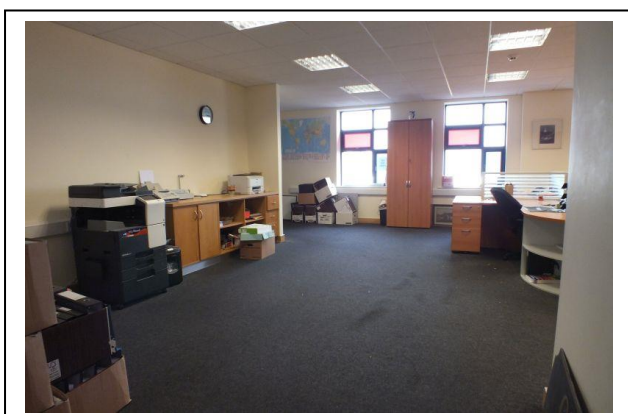
Flexible lease terms

LOCAL AUTHORITY RATES:

We understand the amount due for Local Authority Rates in 2020 will be €4,500.

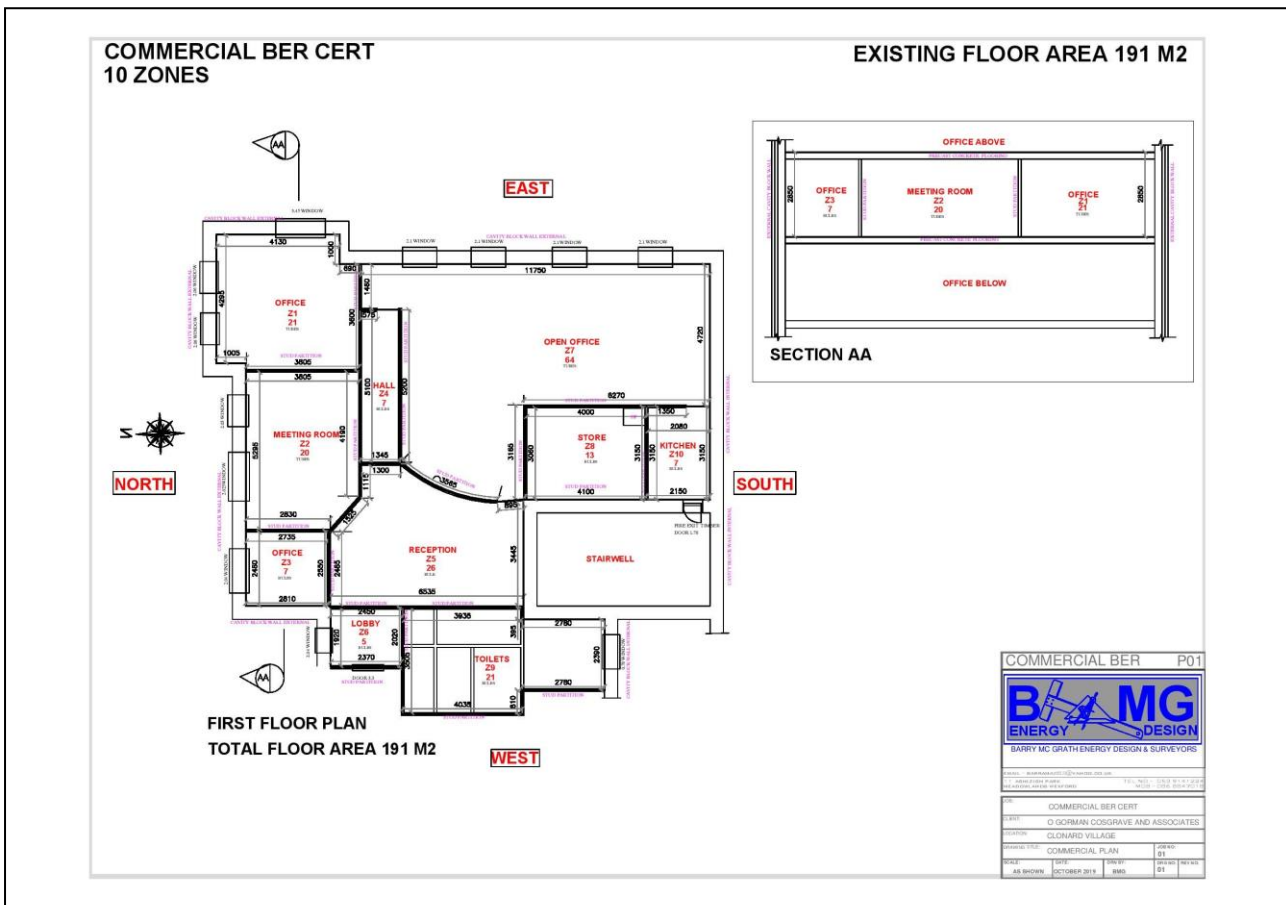
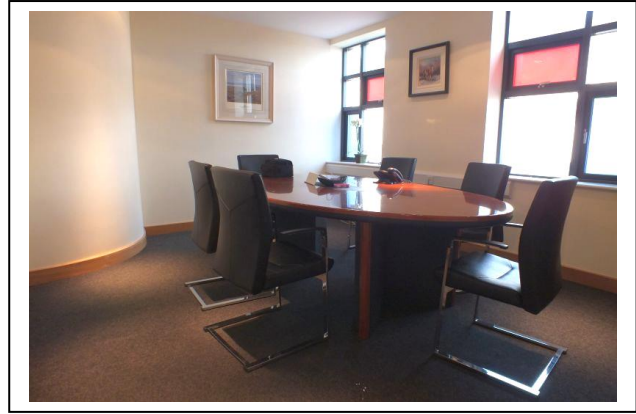
MANAGEMENT COMPANY FEES

The annual management fee for the demise is €2,260.



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 & Burns Shanahan Accountants. It was previously occupied by O'Gorman Cosgrave Accountants. Eircode: Y35 FD88.



FILE No. c445

VIEWING

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

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.

AUCTIONEERS & VALUERS