

TO LET

**C. 278 SQ.M. / 2,991 SQ.FT OFFICES,
UNIT T2, CLONARD VILLAGE CENTRE,
CLONARD, WEXFORD**

RENT: €22,000 P.A.

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS

File No. c012.T2.CM



- ❖ Exceptional offices situated at Clonard Village – ready for immediate occupation.
- ❖ Extending to c. 2,991 sq.ft., fitted and finished to a very high standard.
- ❖ A good combination of open plan office area, reception, 9 offices, canteen, bathrooms.
- ❖ 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 T2 Clonard Village Centre, occupy a prime position overlooking The Plaza of Clonard Village Centre. Located close to Whitford Hotel, Wexford Retail Park, Clonard Retail Park, Westpoint Business Park, 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. 278 sq.m. / 2,991 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 the first floor in the Clonard Village Centre, with lift access and stairs. There is excellent natural light and a very good combination of open plan reception area & office areas with individual break-out offices, containing 9 office rooms in total.

ACCOMMODATION

Entrance Lobby	2.36m x 1.73m	
Entrance Reception	8.36m (max) x	
Lobby	5.59m (max)	
Waiting Room/Office	3.09m x 3.09m	
Office No. 1	4.90m (max) x 3.08m	
Office No. 2	4.58m (max) x 4.21m	
Office No. 3	4.27m x 4.44m	
Office No. 4	4.19m x 3.32m	
Office No. 5	4.05m x 2.91m	
Office No. 6	4.24m x 3.05m	
Office No. 7	5.74m x 5.17m	
Large Open Plan Office	7.09m x 6.12m	
Bathroom	4.37m x 3.94m	3 Stalls, 2 w.c. & 1 urinal, 2 w.h.b. with fitted units and mirror overhead. Tiled flooring and half-tiled walls.
Canteen	6.29m (max) x 3.26m	Floor kitchen unit with stainless steel sink, electrical points. Door to Comms Room.

FEATURES

- High quality finish.
- Timber flooring.
- Suspended ceiling.
- Canteen facility.
- Filing room
- Boardroom.
- Recessed ceiling lighting.

OUTSIDE

- Overlooking The Plaza

SERVICES

- All main services

LEASE TERMS:

Flexible lease terms

MANAGEMENT COMPANY FEES

Please note the annual service charge for this office unit for 2020 is €3,952



DIRECTIONS

Pass the entrance to Woodies/Wexford Retail Park on the right hand side. Turn left into Clonard Village and the office to let is approximately 200m in on the left.





Building Energy Rating (BER): C2

BER No. 800354029

Performance Indicator: 358.23 kWh/m²/yr

VIEWING

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

PSRA No. 002141



AUCTIONEERS & VALUERS

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.