

TO LET

**C. 209 SQ.M / 2,249 SQ.FT. OFFICES AT
(OFFICE 1) DRINAGH, WEXFORD**

PRIME LOCATION – EXCELLENT PARKING

Rent: €27,500 p.a.

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS

File No. a144.CM



- c. 209 sq.m. / 2,249 sq.ft. office suite at first floor level – part of a shared building occupied by other professional service firms.
- Comprises a substantial open plan area with 6 private offices, filing room, canteen, w.c.'s, etc.
- Excellent bright, airy acc. - flexible office space with movable room dividers.
- Optional receptionist area at ground floor, if required.
- Good access, close to Wexford's Ring Road, 10 minutes' drive from M11 Motorway and excellent parking facilities available.
- Flexible lease terms available. Tenant will be responsible for VAT, Local Authority Rates, insurance and usual outgoings.
- Viewing is strictly by prior appointment with the sole letting agents only.
Contact Kehoe & Assoc. at 053 9144393 or info@kehoeproperty.com



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Kehoe & Assoc.

Commercial Quay, Wexford. Tel: 053 9144393

Email: info@kehoeproperty.com.

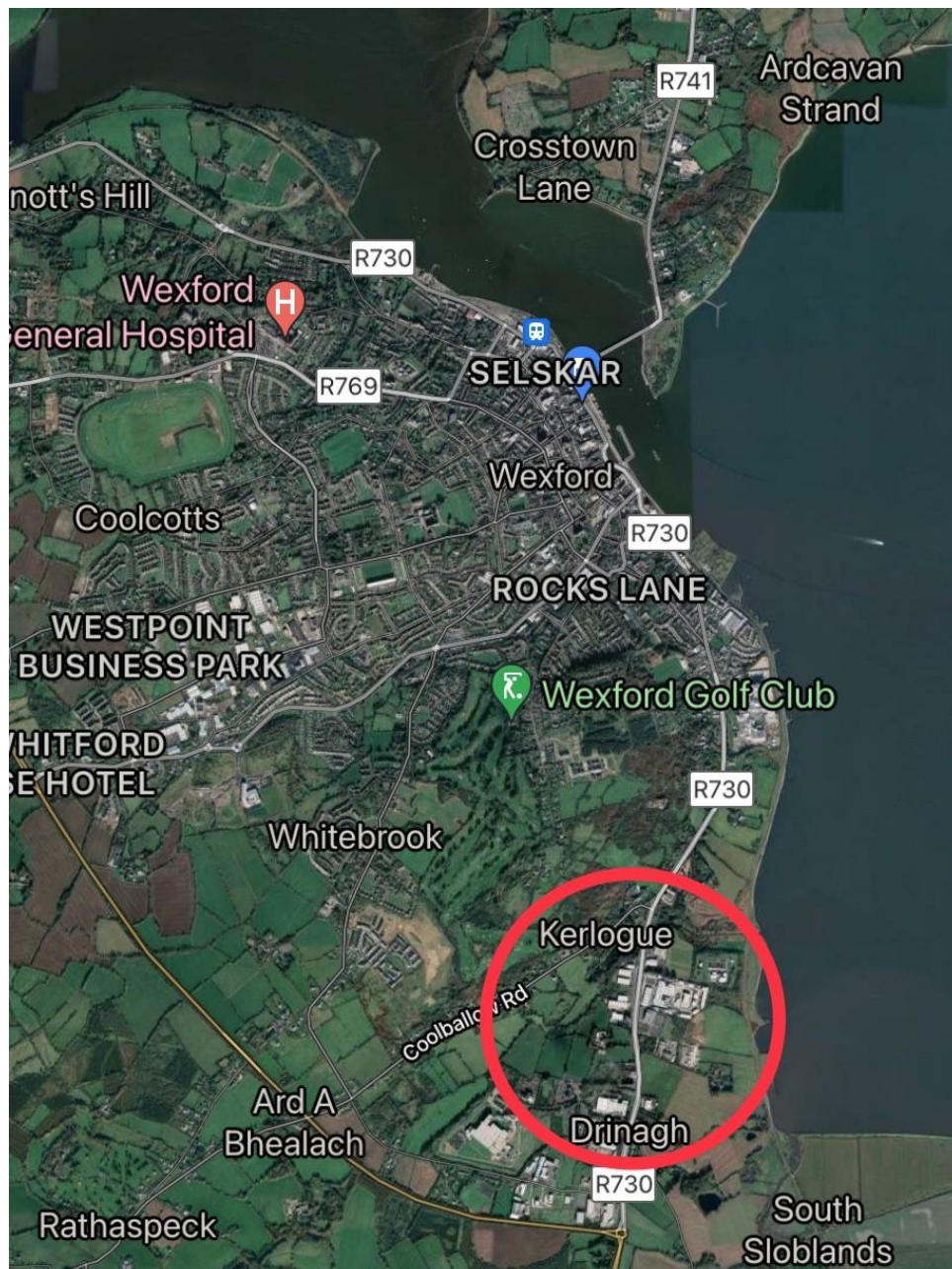
Website: www.kehoeproperty.com

LOCATION

Situated at Drinagh, this office suite is perfectly positioned close to Drinagh Retail Park and with easy access to the N11/N25 Wexford's Ring Road. It is only 5 minutes' drive south of Wexford Town Centre. This location is also convenient to the M11 Motorway connection at Oilgate. Adjoining occupiers include; Zurich, Coca Cola, Waters Technology, Drinagh Retail Park, Meadows & Byrne, McDonalds, Kelly's Café, etc.

GENERAL DESCRIPTION

The offices are situated at first floor level in a shared office building with other professional services firms. These are bright, modern and contemporary offices extending to c. 209 sq.m. / 2,249 sq.ft. There is ample parking available. The accommodation is laid out in one large open plan office, extensive canteen facilities and 6 individual breakout offices. There is also a filing room. The offices are situated at first floor level with concrete stairs and lift access. Other occupiers in this building include; M. J. O'Connor & Co., Solicitors and FBD. This is flexible accommodation and the various breakout offices could be altered, depending on the precise requirements of the tenant.



ACCOMMODATION

Reception Area (optional)

Concrete Stairs & Lift to First Floor

Communal Landing Area

W.C.'s x 2

Large Open Plan 11.00m x 8.50m

Office Area (ave)

Canteen 4.61m x 7.15m

With fitted wall and floor units, stainless steel sink unit, various appliances.

Office 1 5.05m x 3.12m

Office 2 4.02m x 2.85m
(ave)

Office 3 3.52m x 3.50m

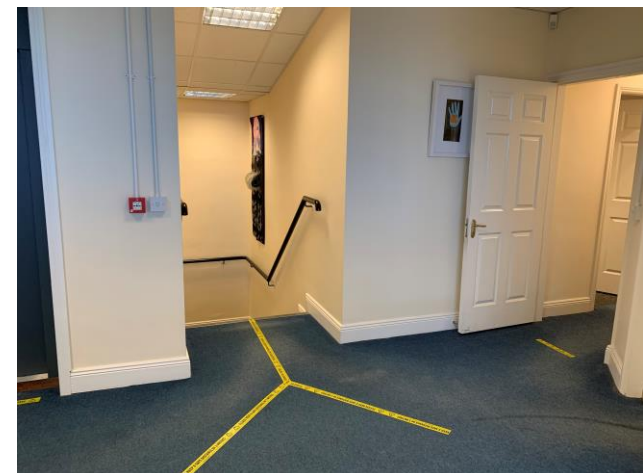
Office 4 3.42m x 3.39m

Office 5 3.58m x 2.42m

Office 6 3.69m x 2.35m

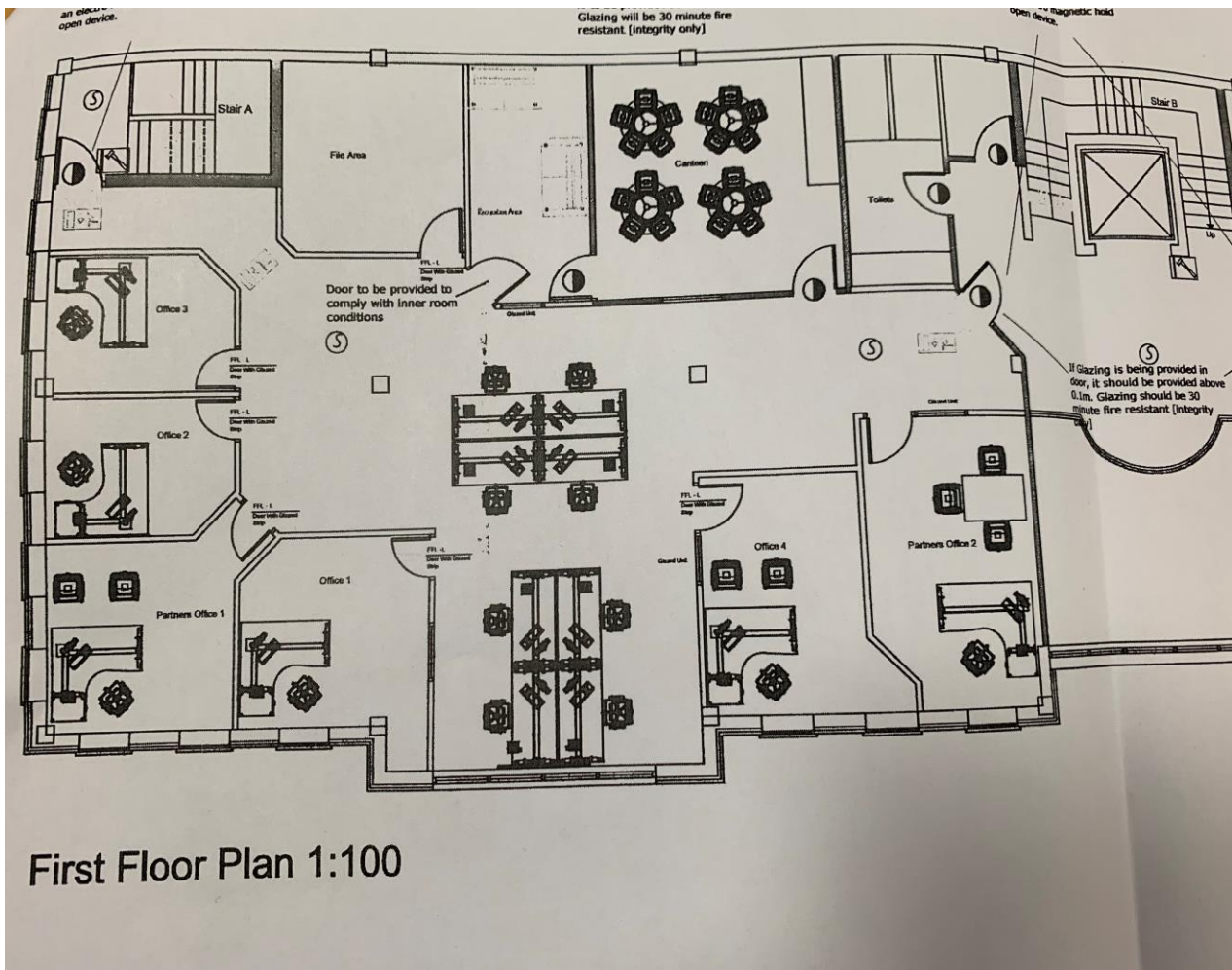
Office 7 3.74m x 3.26m

Total Floor Area: c. 209 sq.m / c. 2,249 sq.ft



DIRECTIONS: In Wexford town proceed out the Rosslare Road passing the Zurich building on the right-hand side. Continue for approximately 250m. The available offices are situated within the M.J. O'Connor building, directly opposite The Farmers Kitchen.

FIRST FLOOR LAYOUT



VIEWING:

Strictly by prior appointment with the sole letting agents,
Kehoe & Assoc. 053 9144393
Email: sales@kehoeproperty.com

BER: C3

BER No. 800012973

Performance Indicator: 325.87 kWh/m²/yr



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.