

TO LET

FORMER SCURRI OFFICES
COMMON QUAY ST., WEXFORD
RENT: €40,000 PER ANNUM PLUS VAT

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS

FILE NO. c878.CWM



Key Details

- ❖ Situated in the centre of Wexford town centre on Common Quay St., Wexford, on the N25 / M11 link roads to Dublin, Rosslare and Cork.
- ❖ Providing c. 608 sq.m. / 6,544 sq.ft. of turnkey office space with a vibrant and creative feel.
- ❖ Available to occupy mid-2022
- ❖ Flexible open plan design with multiple meeting rooms and booths.
- ❖ Contact: For further details contact the sole letting agents, Kehoe & Assoc., Commercial Quay, Wexford.



Kehoe & Assoc.

Commercial Quay, Wexford. Tel: 053 9144393

Email: info@kehoeproperty.com.

Website: www.kehoeproperty.com

GENERAL DESCRIPTION

Common Quay St. Offices is a three-storey modern office building recently refurbished with open plan areas, meeting rooms, meeting booths and available to occupy this Spring. Situated in the centre of Wexford town on Common Quay St., Wexford. Easy access to the M11 motorway to Dublin and Dublin Airport and a short 25 min drive to Rosslare Europort.

The building provides c.608 sq. m. / 6,544 sq. ft. with bright efficient floor space. The specification is impressive and includes a mix of flooring carpet-covered, artificial grass and timber floors. Easy to use truncated electrical and data points are in every space with air-conditioning throughout. There is a secure key fob access lobby with stairs and lift access. There are shower facilities, ideal for a morning run before work or a cycle to work with nearby bicycle parking facilities.

A must view. To arrange a suitable viewing time, contact the sole letting agents, Kehoe & Assoc., Commercial Quay, Wexford.

ACCOMMODATION

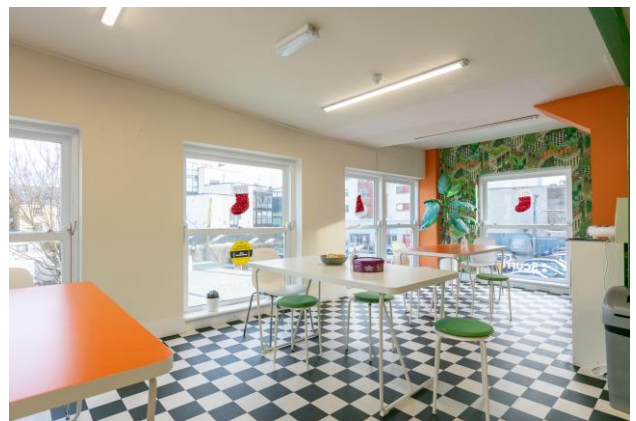
Entrance Hallway	1.60m x 1.00m	Artificial grass flooring, keypad & fob entrance. Press to exit door through double glass mahogany-stained doors with privacy tinted. Steps rising to
First Floor		
Spacious Landing	4.00m x 2.00m	Carpet flooring, double doors to:
Reception Space	3.79m x 3.35m	Carpet flooring, framed blackboard wall.
Open Plan	15.00m x 6.00m	Carpet flooring, multiple datacom & electrical points—multiple painted idea walls.
Open Access to The Bull Ring	6.00m (max) x 5.40m	Timber flooring, Seating surround with ideas wall and telecom's wall. The ideal team meeting to 'form and storm'
DJ Booth	2.40m (max) x 2.00m (max)	Timber flooring, built-in shelf, idea's wall paint. Door to:
Office 'The Field'	4.44m (max) x 4.38m (max)	Artificial grass flooring, countryside pictured walls with built-in shelving, datapoints & electrical points (this rooms hosts datacom point)
Entering through double doors to:		
Hallway	3.94m x 1.53m	Stairs down to exit space, stairs up to further office space
Storage Room		
Open Plan Space	6.00m x 3.50m	Carpet flooring. Two steps down to
Open Plan Space	8.20m x 4.54m (max)	Carpet flooring, blackboard framed wall, electrical point units, fire alarm control panel, air conditioning panel, electrical & data points, door leading to:
'The Fort' Office	3.32m x 3.24m	Carpet flooring, data & electrical points, built-in floor level storage, idea's wall, supplemented with electric heater.
Ladies Bathrooms	9.00m (max) x 3.18m	Tiled flooring, tiled wall surround, dedicated hand washing space with long trough-style sink & four faucet points, mirror walls, 4 individual w.c., cubicles and a shower stall with glass sliding door and a Bristan power shower.

Eight steps leading to Second Floor



L-shaped Office space	15.00m x 10.00m	Carpet flooring, multiple data & electrical points, multiple painted idea walls, large centre void looking down into The Bull Ring. Through double doors access to further meeting rooms
Back Hall	4.46m x 2.83m	Graffiti style art
'The Telefón' – Dedicated Call Booth	1.00m x 1.00m	Lino flooring, shelf
4 steps down to The Hook (meeting Room)	5.90m (max) x 2.18m	Steps rising to carpet area, data points, air conditioning unit, electric wall heater. Access to building comms security & electrical main board.
Six Steps down to: Gents Bathroom	7.70m x 3.90m	Fully tiled, dedicated shower room with Bristan power shower, 3 urinals, two w.h.b. and w.c. cubicle.
Storage Room 'War Room'	3.70m x 3.43m 6.30m x 4.10m	Carpet flooring, painted ideas wall, datacom & electrical points. Dual access double doors and single door leading to Gents Bathroom
Reception Area	2.80m x 2.30m	Carpet flooring, bench seat. Access to balcony, NB: the lift access from ground floor to balcony floor exits here
Access to Balcony	7.83m x 3.22m	Artificial grass flooring, roofed with timber & Perspex, glass balcony rail overlooking car park.
Hallway	2.17m x 1.67m	Stairs to ground floor. Door leading to:
Accessible Bathroom	1.94m x 1.58m	Lino flooring, w.c. & w.h.b.
Canteen	6.90m x 9.40m	Lino flooring, panoramic views across the retail park, lift access point, floor & eye level kitchen units, counter space, stainless steel sink, Zanussi built in dishwasher, ample storage space.

Total Floor Area: c. 608 sq. m. / 6,544 sq. ft.



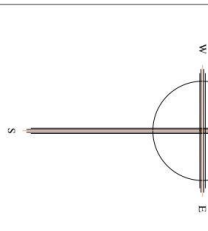
LEGEND

- Min. 60 minutes fire resist
- Min. 30 minutes fire resist



- Fire Exit Sign.
- Emergency Light
- Smoke Detector
- Sounder
- Sounder Base
- Proposed to Demolish

- Break Glass Unit
- Fire Alarm Panel
- Repeater Fire Alarm Panel



FLOOR AREA TOTAL - 4067.50 MSQ
 FLOOR AREA A FLOOR - 234.60 MSQ
 FLOOR AREA B FLOOR - 100.00 MSQ
 FLOOR AREA C FLOOR - 100.00 MSQ
 FLOOR AREA D FLOOR - 100.00 MSQ
 FLOOR AREA E FLOOR - 100.00 MSQ
 FLOOR AREA F FLOOR - 100.00 MSQ
 FLOOR AREA G FLOOR - 100.00 MSQ
 FLOOR AREA H FLOOR - 100.00 MSQ

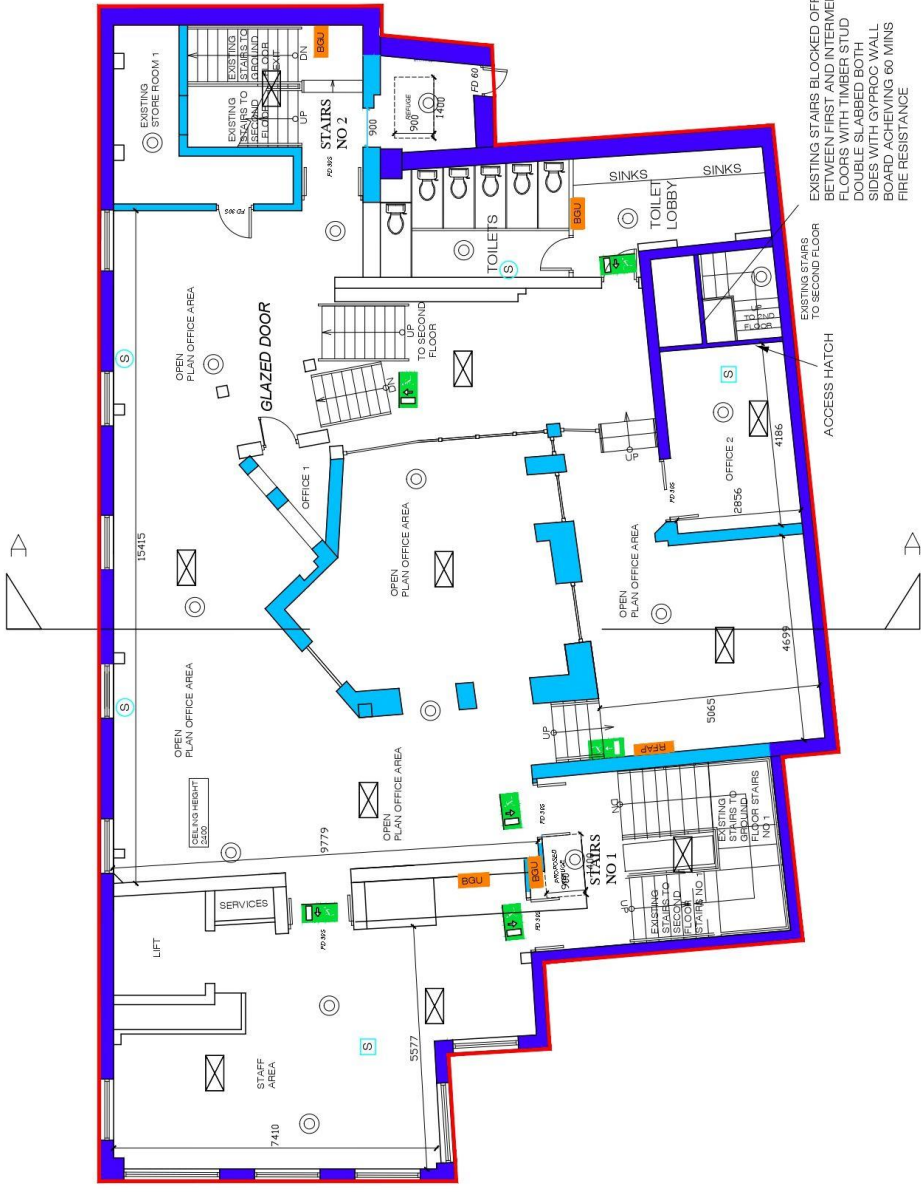
ENNISMARTIN
 ARCHITECTURE design & planning consultants
 Main Street, Ferns, Co. Wexford
 Tel: 053-9366779 Fax: 053-9367585
 Email: ennis martin@icloud.com

CLIENT: Smart Mkt. Services Ltd
 Junction House,
 Waterfall,
 Co. Wexford

TITLE: Change of use of existing
 park and Common, Quay Street,
 Wexford, Co. Wexford.

DRAWING: First Floor Plan

Scale: 1 - 100	SHEET No
Drawing no: OND7003	Job no
Date: April 2017	Drawn by: P.E.



EXISTING STAIRS BLOCKED OFF
 BETWEEN FIRST AND INTERMEDIATE
 FLOORS WITH TIMBER STUD
 DOUBLE SLABBED BOTH
 SIDES WITH GYPROC WALL
 BOARD ACHIEVING 60 MINS
 FIRE RESISTANCE






EXISTING STAIRS
 TO SECOND FLOOR
 ACCESS HATCH

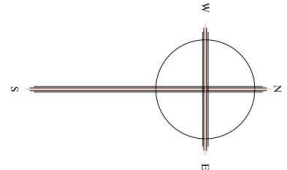
FIRST FLOOR PLAN
 scale 1:100

AREA OUTLINED IN RED
 SUBJECT OF CHANGE OF
 USE APPLICATION

CONSTRUCTION DRAWING

LEGEND

- Min. 60 minutes fire resistance.
- Min. 30 minutes fire resistance.
-  Travel distance
-  Fire Exit Sign.
-  Emergency Light
-  Smoke Detector
-  Proposed to Demolish



REV: FLOOR AREA

ENNISMARTIN
ARCHITECTURE design & planning consultants

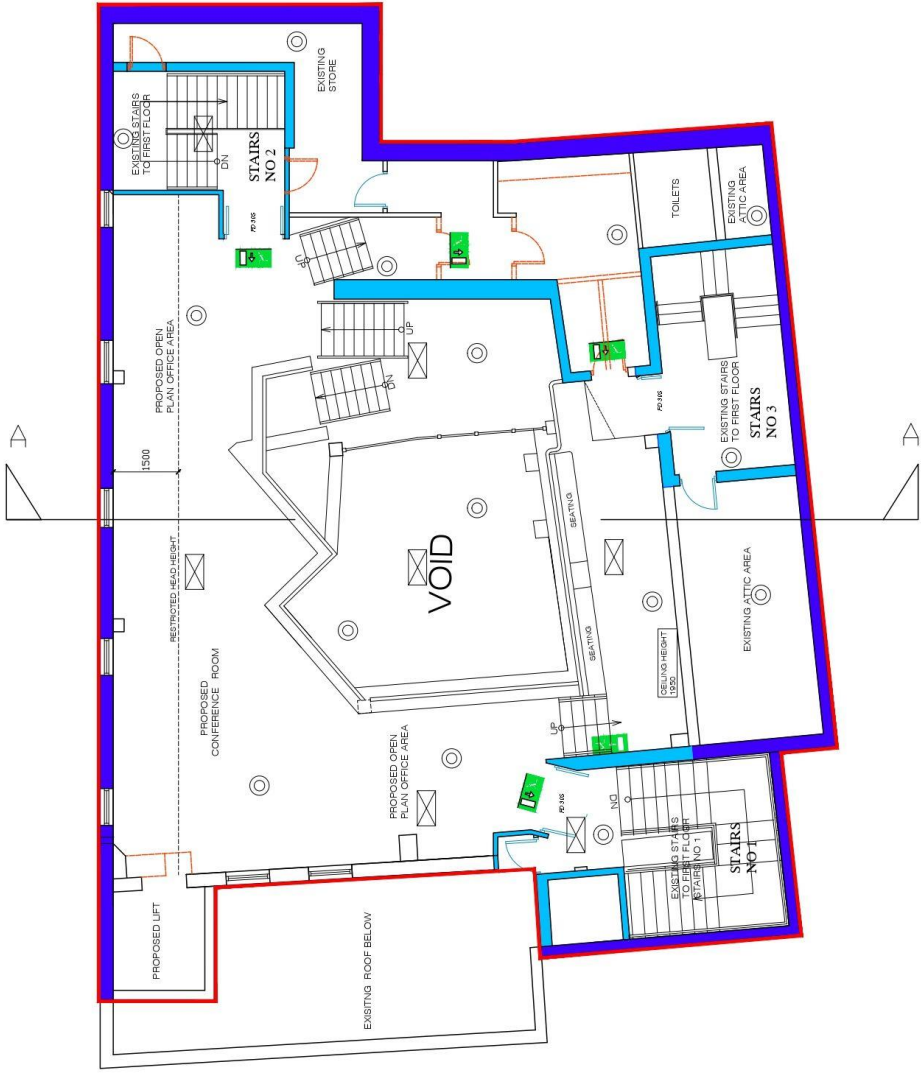
Main Street, Ferns, Co. Wexford
Tel: 053-9366779 Fax: 053-9367585
Email: ennisarchit@gmail.com

CLIENT: Smart Web Services Ltd
Innovation House,
Westgate Mall,
Co. Wexford

TITLE: Change of use of existing building for office use, park and common, Juby Street, Wexford, Co. Wexford.

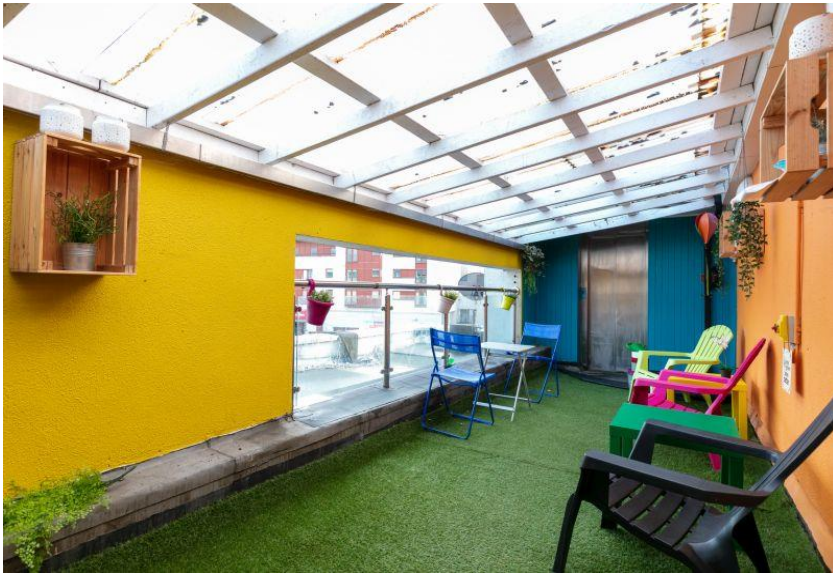
DRAWING: Second Floor Plan

Scales: 1 - 100.	SHEET No:
Drawing no: FD6003	Job no:
Date: AUG 2016	Drawn by: P.E.



SECOND FLOOR PLAN
scale 1:100

**AREA OUTLINED IN RED
SUBJECT OF CHANGE OF
USE APPLICATION**



Services

- Mains water
- mains drainage
- Fibre broadband
- Electric heating.
- Air conditioning.

Rates: The annual rates for 2021: €4,563.30 (Property No. 5015891)

Eircode: Y35 EK88

Building Energy Rating (BER): E2 (Updated BER available upon request)

BER No. 8003233578

Energy Performance Indicator: 1253.72 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole letting agents
Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

Letting Agent

CATRIONA MURPHY

087 2427525

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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. PRSA No. 002141

