

# TO LET

**COMMON QUAY STREET OFFICES,  
C. 608 SQ.M. / 6,544 SQ.FT.,  
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.
- ❖ 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](mailto:info@kehoeproperty.com).

Website: [www.kehoeproperty.com](http://www.kehoeproperty.com)

## GENERAL DESCRIPTION

Common Quay St. Offices is a three-storey modern office building recently refurbished with open plan areas, meeting rooms and booths. 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**

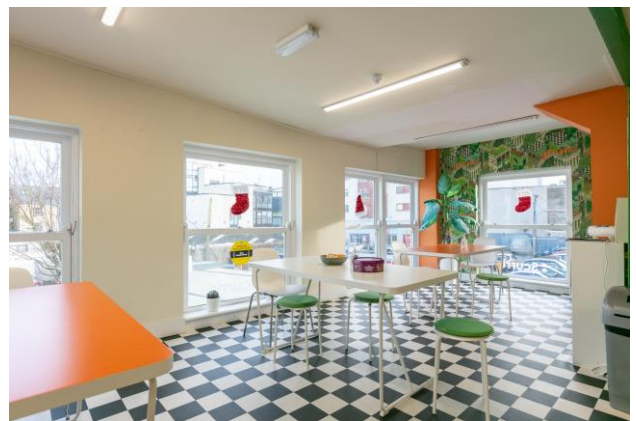
Entrance Hallway	1.60m x 1.00m	Artificial grass flooring, keypad & fob entrance. Press to exit door through double glass mahogany-stained doors with privacy tinted. Steps rising to
<b>First Floor</b>		
Spacious Landing	4.00m x 2.00m	Carpet flooring, double doors to:
Reception Space	3.79m x 3.35m	Carpet 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)
<b>Entering through double doors to:</b>		
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
<b>4 steps down to</b> 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.
<b>Six Steps down to:</b> 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, <b>NB:</b> 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.**



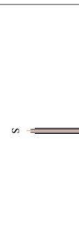
**LEGEND**

- 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



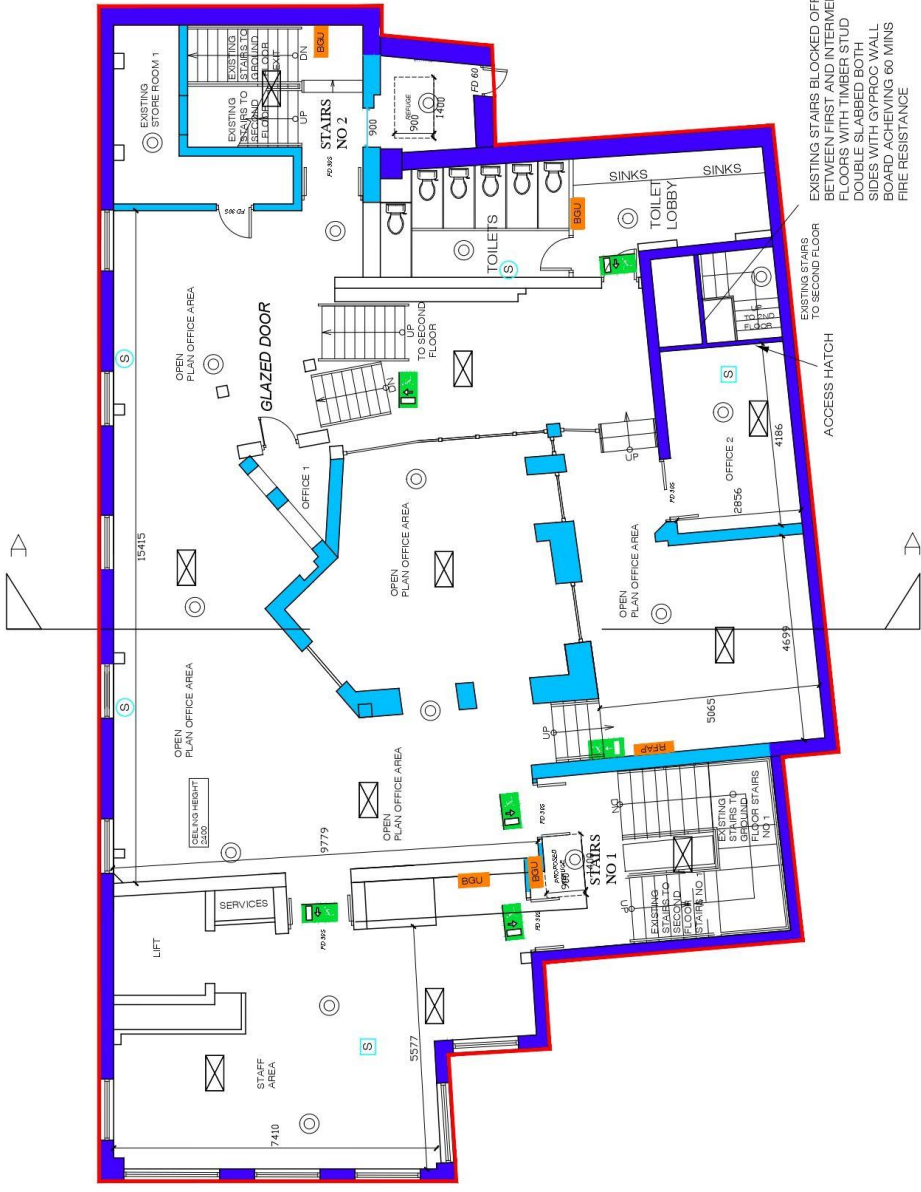
FLOOR AREA TOTAL - 4067.50 MSQ  
 FLOOR AREA F FLOOR - 234.60 MSQ  
 FLOOR AREA F FLOOR - 100.00 MSQ  
 FLOOR AREA F FLOOR - 100.00 MSQ  
 FLOOR AREA F FLOOR - 100.00 MSQ

**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 garage, 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

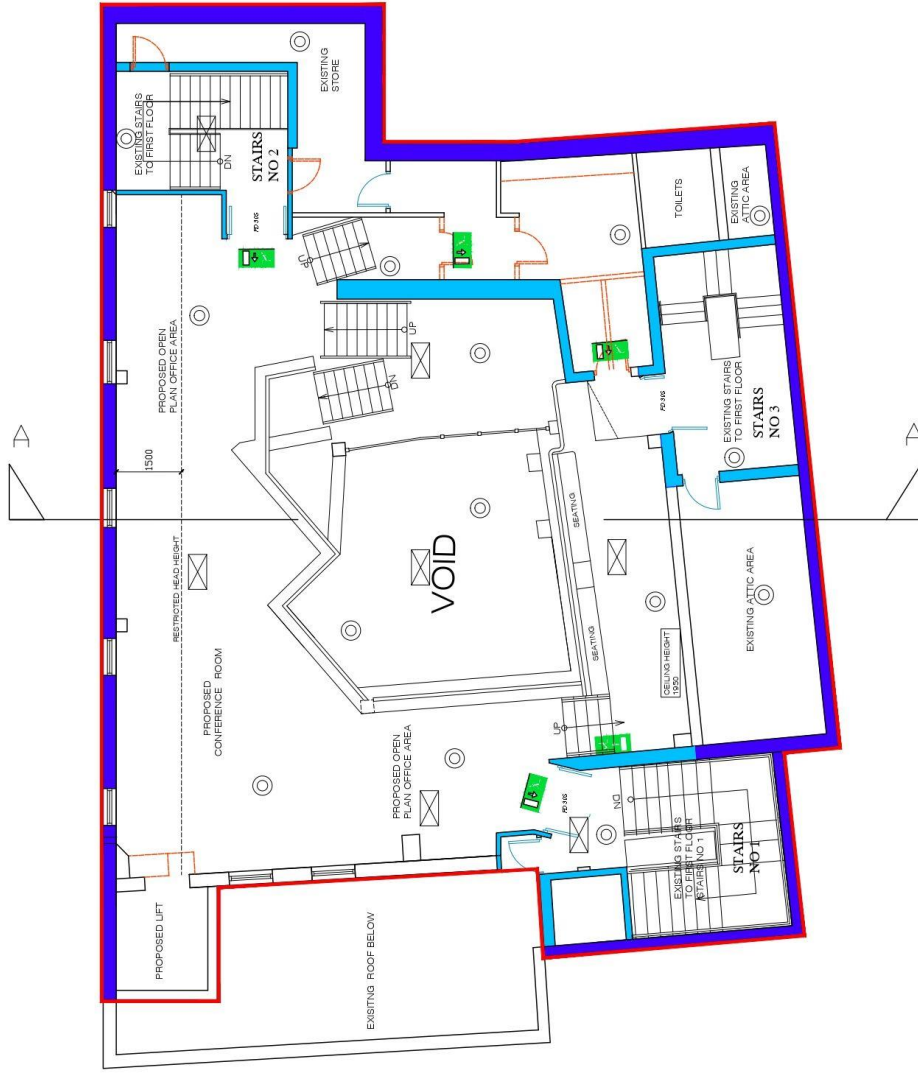
**FIRST FLOOR PLAN**  
 scale 1:100

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

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Email: ennismarsh@icloud.com

CLIENT: Smart Web Services Ltd  
Innovation House,  
Waterloo Buildings,  
Co. Wexford

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

DRAWING: Second Floor Plan

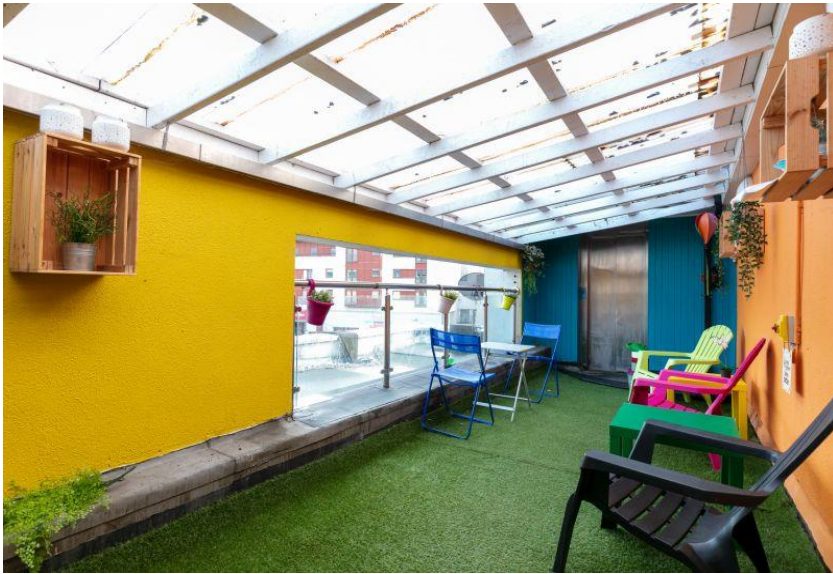
Scales: 1 - 100. SHEET No

Drawing no: FDB003 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/m<sup>2</sup>/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

