

# TO LET

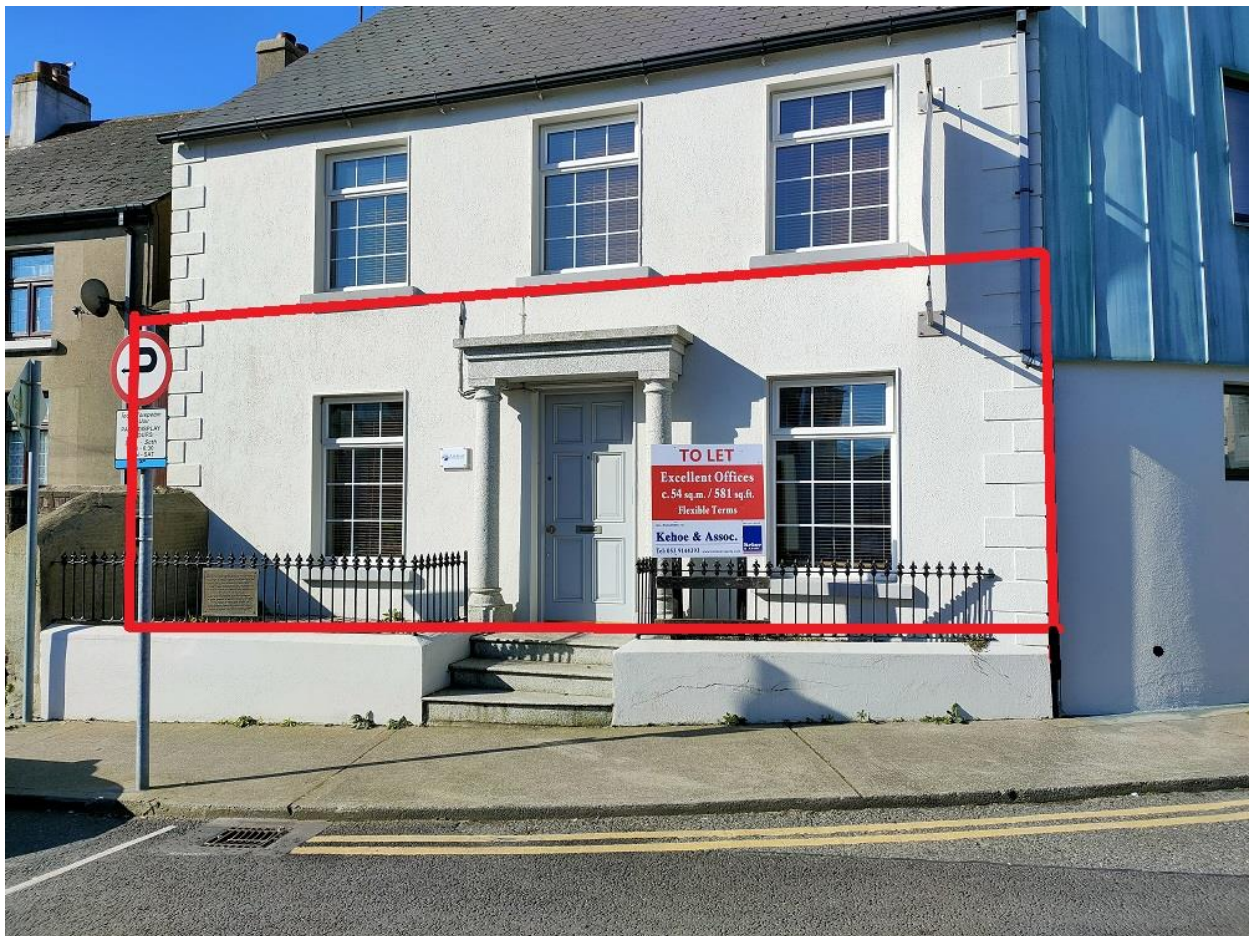
**GROUND FLOOR OFFICES,  
CARRIG HOUSE, ROCHES ROAD,  
WEXFORD**

**Rent: €10,000 p.a.**

**FILE NO. c964.CM**

**Kehoe  
& ASSOC.**

**AUCTIONEERS & VALUERS**



- ❖ Excellent ground floor offices extending to c. 54 sq.m. / 581 sq.ft. – good street frontage.
- ❖ Ideally located in Wexford Town close to Bride St. & South Main Street car parks.
- ❖ Ready for immediate occupation, suitable for a variety of businesses.
- ❖ Pristine condition throughout, fully alarmed and fitted with an intercom system
- ❖ Accommodation comprises of; reception, 2 offices, canteen, WC
- ❖ To arrange a suitable viewing time contact the sole letting agents, Kehoe & Assoc. at 053 9144393.



**Kehoe & Assoc.**

Commercial Quay, Wexford. Tel: 053 9144393

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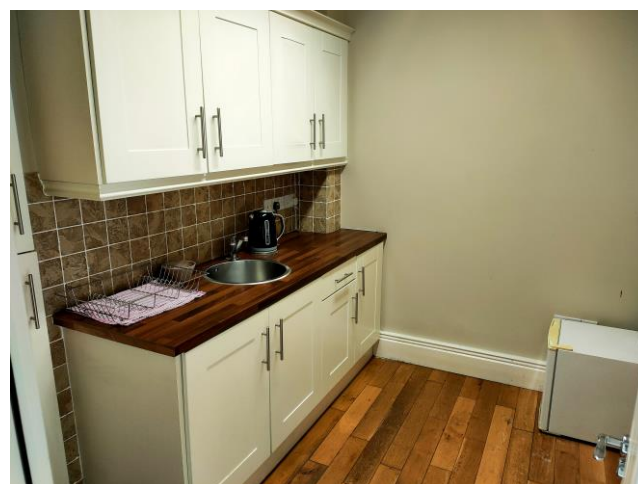
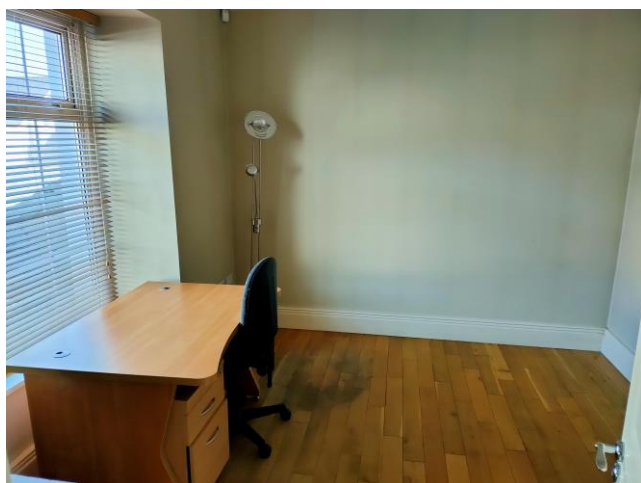
## GENERAL DESCRIPTION:

Carrig House offices are presented to market with Kehoe & Associates in fantastic condition. The reception area is tiled with a glass block section of the wall between the canteen creating a modern, vibrant effect upon entry. Both offices are bright and spacious, both have timber floors with an ornamental fireplace featuring in the front office. The canteen also has a timber floor along with floor and eye level units with a tiled splash back, finished to a high standard. The premises is fully alarmed and is also fitted with an intercom system. Fronting Roches Road and adjacent to St. Peters Square and Bride Street Church Car Park, these immaculate offices are ideally located with high volumes of passing pedestrian traffic. A stone's throw from the Main Street and suitable for a wide range of businesses, viewing is highly recommended.

## ACCOMMODATION

Reception Hallway	3.82m x 3.44m	With tiled floor.
Office No. 1	3.54m x 3.13m	With solid timber floor, fireplace with granite hearth (ornamental only)
Office No. 2	3.12m x 3.10m	With solid timber floor.
Canteen	2.68m x 2.22m	With solid timber floor, floor & eye level units, stainless steel sink unit with tiled splashback, storage press.
W.C.	1.65m x 1.45m	With w.c., w.h.b. and fully tiled.

**Total Floor Area: c. 54 sq.m. / 581sq.ft.**



**SERVICES:** Mains Water, Mains Sewerage, ESB

**LOCAL AUTHORITY RATES:** Rates for the offices are approximately €1,400 p.a.

**PLEASE NOTE:** There is a contribution required from the tenant for building insurance of approximately €300 per annum.

**DIRECTIONS:** From Bride Street Church continue along Roches Road for 100m. Carrig House offices is the last building on the left hand side before Grogans Road. 'TO LET' board.

**Building Energy Rating (BER):** F

**BER No.** 800839862

**Energy Performance Indicator:** 543.96 kWh/m<sup>2</sup>/yr



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

**Kehoe & Assoc.,**  
Commercial Quay,  
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