

TO LET

C. 743 SQ.M / 8,000 SQ.FT. OF EXCEPTIONAL OFFICES AT CHELSEA HOUSE, DISTILLERY ROAD, WEXFORD

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS

Rent: POA

File No. 9149.CM



- Excellent location adjacent to Wexford Town Centre Walking distance of all amenities
- Bright, light filled contemporary accommodation with own door access, laid out over two floors serviced by a lift.
- There is 20 dedicated car parking spaces attached to the lease.
- High profile position on one of the busiest access roads into Wexford Town.
- For further details contact the sole letting agents

Kehoe & Assoc. at 053 9144393 or by email at info@kehoeproperty.com



Kehoe & Assoc.

Commercial Quay, Wexford. Tel: 053 9144393

Email: info@kehoeproperty.com.

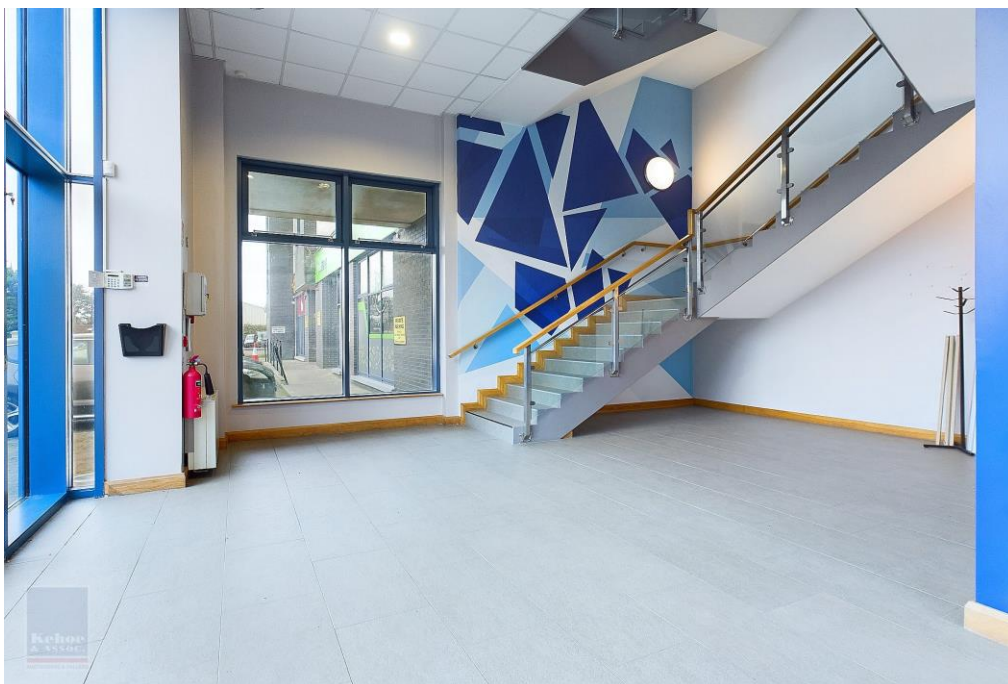
Website: www.kehoeproperty.com

LOCATION

Chelsea House centrally located at Distillery Road, close to Wexford Town Centre. This highly accessible location is close to the N25, N11 and Wexford's bypass ring road. It is approximately 15 minutes driving distance from the M11 motorway at Oilgate. This location is approximately 10 minutes' walk from Wexford's main street and close to a host of amenities including restaurants, supermarkets, café's, hotels, shops, etc.

Wexford is an expanding County Town with an urban population in the region of 20,000 people - (Source: CSO Census 2016). The preliminary results of Census 2022 show that County Wexford's population has seen a rise of 9.2% since 2016. At the time of the last census County Wexford recorded a population of 149,425. The Central Statistics Office (CSO) has revealed that Wexford has seen a rise to 163,527 or 9.2%. This increase was slightly above the national increase of 7.6%, with Ireland recording a population of 5.1 million as of April 3, 2022.

Wexford has become an increasingly popular location to live, as people seek to escape the crowded capital, and this has combined with an increasing trend towards working from home. Wexford saw one of the highest levels of inward migration since 2016, with 9,487 people opting to move here. It was by far the highest in the south-east, with Waterford gaining 7,564, Carlow 2,807 and Kilkenny 1,756. In fact, Wexford saw the fifth highest number for estimated net migration in Ireland. (Source: CSO Census 2022)



GENERAL DESCRIPTION

The offices extend to approximately 743 sq. m. / 8,000 sq. ft. They are own door access offices laid out over first and second floor, serviced by a lift. This premises provides contemporary flexible accessible accommodation and ideally suitable for many companies. There is an excellent mix of large open plan areas, individual offices, break-out offices, etc. At second floor level there is an extensive canteen facility, and the property is well serviced with w.c's.



ACCOMMODATION

Ground Floor

Reception / Lobby 7.70m x 6.60m Tiled floor, staircase to first floor and elevator.

First Floor

Landing Tiled floor and elevator access

Office Space 1

Open Plan Office Space 23.04m x 9.44m Raised carpet floor to facilitate services, dual aspect windows and access to fire exit stairwell.

Ladies W.C. 3.66m x 2.95m Tiled floor and dual w.h.b.

Gents 3.66m x 2.93m Tiled floor and dual w.h.b.

Storage 2.80m x 1.52m Carpet floor.

Office 2.48m x 2.09m Carpet floor.

Office Space 2

Cloaks Room 5.10m x 3.59m

Open Plan Office Space 19.36m x 9.44m Dual aspect windows, raised carpet floor to facilitate services and access to fire exit stairwell.

Gents W.C. 3.67m x 2.92m Tiled floor and dual w.h.b.

Ladies W.c. 3.64m x 2.93m Tiled floor and dual w.h.b.

Storage Room 2.80m x 1.51m Carpet floor.

Office 2.80m x 2.20m Carpet floor.

Second Floor

Landing Tiled floor and elevator access.

Accessible W.C. 3.86m x 1.58m Tiled floor w.c. and w.h.b.

Office Space 3

Corridor 8.41m x 1.42m Tiled floor.

Storage / Office 1 3.62m x 2.04m Carpet floor.

Office 2 12.04m x 3.82m Carpet floor.

Office 3 4.43m x 4.01m Carpet floor.

Open Plan Office Space 9.50m x 8.87m Carpet floor.

Office Space 4

Corridor 8.46m x 1.41m Tiled floor.

Office 1 12.05m x 3.83m Carpet floor.

Office 2 5.42m x 4.02m Carpet floor.

Staff Quarters / Canteen 9.49m x 8.82m Carpet floor, fitted kitchen with extensive storage units, breakfast bar, electric oven, hob, extractor fan, stainless steel sink, integrated dishwasher and large open plan seating area.

Total Floor Area: c. 743 sq.m / c. 8,000 sq.ft









LOCAL AUTHORITY RATES

The Valuation Office reference number is 2196963. The Net Annual Valuation (NAV) of this property is €103,000. The Annual Rate on Valuation (ARV), determined by Wexford County Council in 2024 is 0.253. therefore the current annual rates of this premises is €26,059.

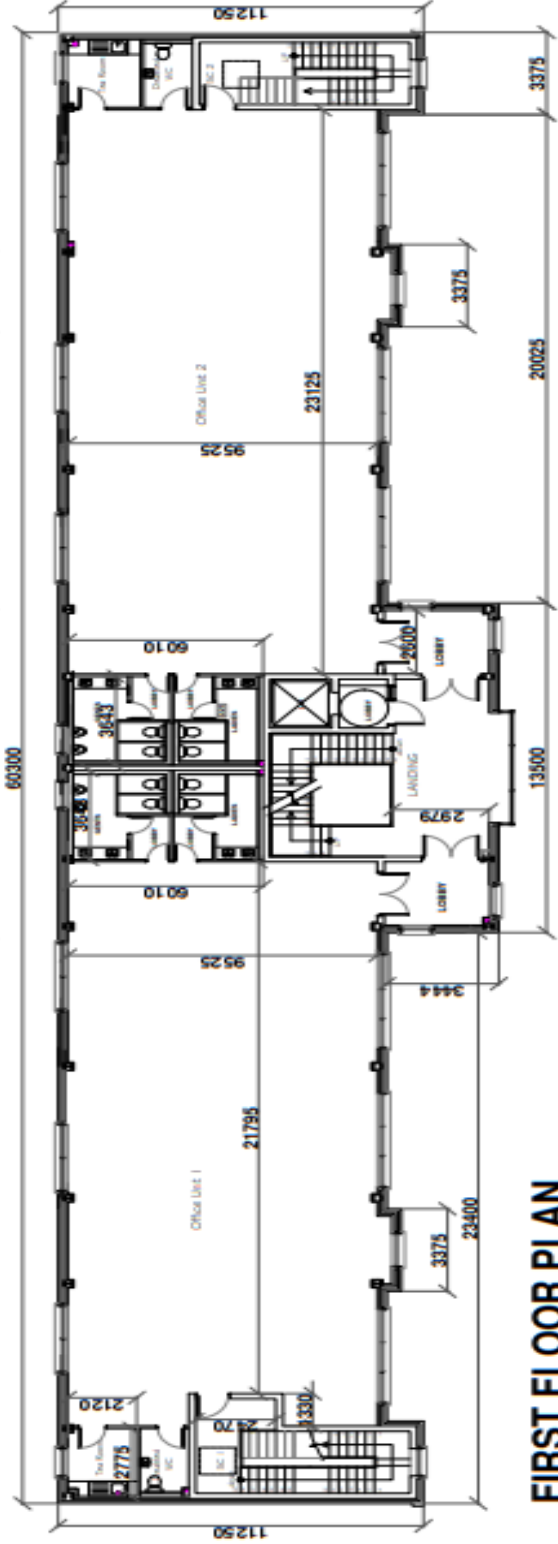
SERVICE CHARGE

The service charge covers the electricity costs for the external common areas and weekly cleaning of the carpark. In 2023 this amounted to €2,065.60.

The annual insurance for the offices for the full year in 2024 amounted to €6,999.15 for buildings and €794 for the lift. The intruder alarm and fire alarm annual fee is paid directly by the tenant to the provider.



SECOND FLOOR PLAN



FIRST FLOOR PLAN



VIEWING:

To arrange a suitable viewing contact the sole letting agent:

Colum Murphy

Kehoe & Assoc.

Mobile: 087 2492510

Office: 053 9144393

Colum@kehoeproperty.com

BER: D1

BER No. 800310104

Performance Indicator: 576.69 kWh/m²/yr



AUCTIONEERS & VALUERS

PSRA No. 002141



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.