

TO LET

OFFICE BUILDING AT 98 / 100 SOUTH MAIN STREET, WEXFORD

Rent: €25,000 P.A. (Plus VAT)

FILE NO. E431.BK

**Kehoe
& ASSOC**

AUCTIONEERS & VALUERS



- ❖ Exceptional opportunity to lease this high-quality office building extending to c. 266 sq. m. / 2,863 sq. ft., laid out over three floors at 98 / 100 South Main Street.
- ❖ A modern, well-appointed building presented in excellent condition throughout and available for immediate occupation.
- ❖ Occupies a prominent position on South Main Street, with high levels of pedestrian and vehicular traffic.
- ❖ Situated in close proximity to Paul Quay Car Park, Euro Multi Storey Car Park and South Main Street Car Park, all within a few minutes' walk.
- ❖ The second floor features an expansive office with triple-aspect windows and a view of Wexford Harbour — an ideal boardroom setting.
- ❖ To arrange inspection, contact the Sole Letting Agents Kehoe & Assoc. email info@kehoeproperty.com or 053 9144393.



Kehoe & Assoc.

Commercial Quay, Wexford. Tel: 053 9144393

Email: info@kehoeproperty.com.

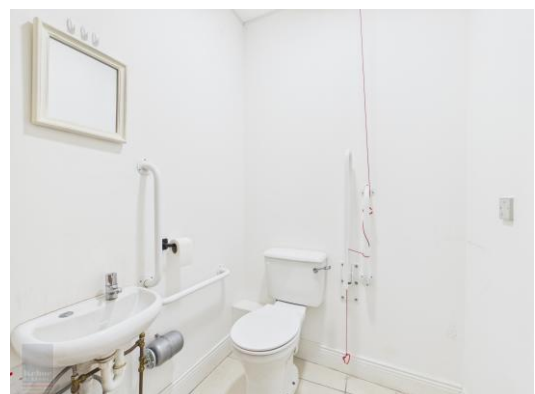
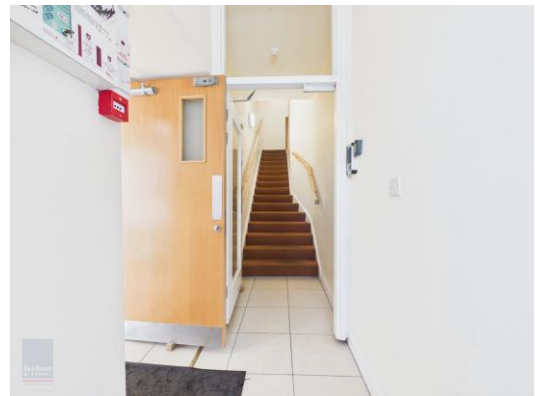
Website: www.kehoeproperty.com

Location

98 / 100 South Main Street occupies a prominent corner position on one of Wexford town's principal commercial thoroughfares. The property benefits from high volumes of passing pedestrian and vehicular traffic, providing an excellent profile for any occupier.

98 / 100 South Main Street is ideally positioned in close proximity to Paul Quay Car Park, Euro Multi Storey Car Park and South Main Street Car Park, all within a few minutes' walk, greatly enhancing its accessibility for staff and clients alike. Neighbouring occupiers in the immediate vicinity include TK Maxx, Guineys Department Store, Sports Direct, Shoe Rack, Paddy Power, Subway and a range of other national and local retailers.

Larkins Lane runs directly adjacent to the property, providing a useful secondary pedestrian access point into the rear of the building. Wexford is a thriving provincial town with a diverse and growing commercial base, attracting a strong mix of international, national and indigenous businesses.



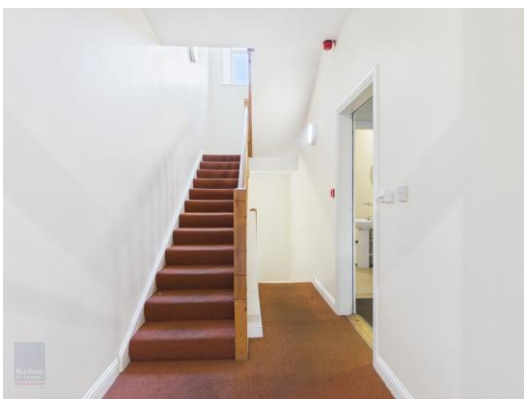
Description

Kehoe & Associates are delighted to bring this high-quality office building to the market. 98 / 100 South Main Street offers c. 266 sq. m. / 2,863 sq. ft. of well-appointed office space, laid out over three floors and presented in excellent condition throughout. The premises is available for immediate occupation and is suitable for a wide range of office-based tenants.

The ground floor comprises a welcoming reception area, an accessible W.C. and a rear office / filing room, which benefits from a pedestrian access door onto Larkins Lane — a useful secondary entrance that could equally serve as a delivery or staff access point.

A stairwell leads to the first floor where the accommodation comprises a W.C., a well-appointed staff room / kitchenette and two spacious offices. The corner-profile office at this level, with its elevated street presence and natural light, would be particularly suited for use as a director's office or alternatively as a hot-desk or collaborative workspace.

The second floor comprises a W.C., a further staff room / kitchenette, two well-proportioned offices and one expansive office enjoying triple-aspect windows with a clear view of Wexford Harbour. This exceptional space would make a truly impressive boardroom and is certain to leave a lasting impression on clients and visitors alike. Viewing is highly recommended.



ACCOMMODATION

Ground Floor

Entrance Hallway	3.96m x 1.20m	With tiled flooring, staircase to first floor and door into:
Reception Area	5.00m x 3.94m	With tiled flooring, reception desk with overhead lighting, door to stairwell and entrance doorway from south main street.
Accessible W.C.	2.07m x 1.53m	With tiled flooring, w.c. and w.h.b.
Back Office / Filing Room	4.37m x 3.95m (max)	With carpet flooring, side access door onto Larkin's Lane.

First Floor

Landing Area	3.51m x 1.81m	With carpet flooring and staircase to second floor.
W.C.	2.94m x 1.07m	With lino flooring, w.c. and w.h.b.
Canteen	3.78m x 4.65m	With part tiled / part carpet flooring and stainless steel sink with countertop space.
Office 1 / Directors Office	9.06m x 3.76m	With carpet flooring and dual aspect windows.
Office 2	5.00m x 4.66m	

Second Floor

Landing	4.47m x 1.48m	With carpet flooring.
W.C.	1.88m x 1.04m	With lino flooring, w.c. and w.h.b.
Canteen	4.67m x 3.78m	With lino flooring and stainless steel sink with countertop space.
Office 3 / Meeting Room	9.11m x 3.86m	With carpet flooring, large dual corner windows with view of Wexford Harbour.
Office 4	4.65m x 3.10m	With carpet flooring.
Office 5	4.66m x 3.64m	With carpet flooring.

Total Floor Area: c. 266 sq. m. / 2,863 sq. ft.





Please Note:

The tenant will be responsible for Local Authority rates, insurance and the usual outgoings.

Services:

Mains waters, mains drainage, ESB.

Local Authority Rates:

The previous occupier was exempt from commercial rates. Any future occupier must submit an application to Tailte Éireann to determine the Net Annual Valuation (NAV) on this property.

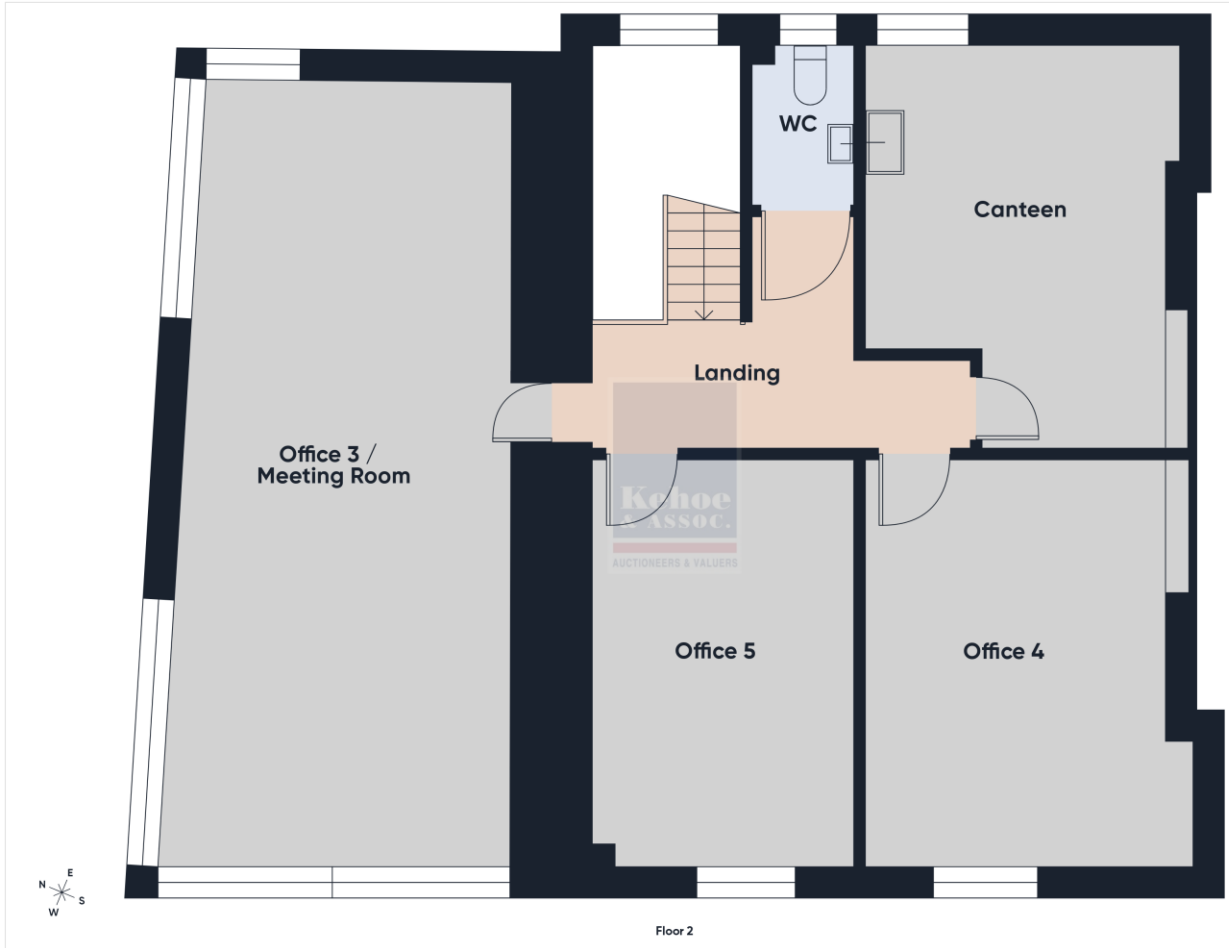
Lease Terms

Flexible lease terms available.

Directions:

Eircode: Y35 EY05





Building Energy Rating (BER): E1 BER No. 801150053
Energy Performance Indicator: 572.49 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole letting agents.

Auctioneer: Bobby Kehoe
Contact No: 085 7111540
Email: bobby@kehoeproperty.com



Kehoe & Assoc.,

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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. PRA No. 002141