

TO LET

**C. 1,165 SQ. M. / 12,540 SQ.FT. OFFICES
AT THE ARC, DRINAGH, WEXFORD**

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS

FILE NO. a813.CM



Key Details

- ❖ This landmark office building comprises in total 2,015 sq.m. / 21,689 sq.ft.
- ❖ There are office suites available from 126 sq.m. / 1,356 sq.ft. to 1,165 sq.m. / 12,540 sq.ft.
- ❖ This Grade 'A' high end office development occupies a prime position on the Wexford to Rosslare road, a few kilometres south of Wexford Town Centre.
- ❖ Environmentally friendly building with an A3 rating.
- ❖ A high profile position and secured dedicated parking available.
- ❖ For further details contact the sole letting agents, Kehoe & Assoc. at 053 9144393 or email Colum Murphy – colum@kehoeproperty.com



Kehoe & Assoc.

Commercial Quay, Wexford. Tel: 053 9144393

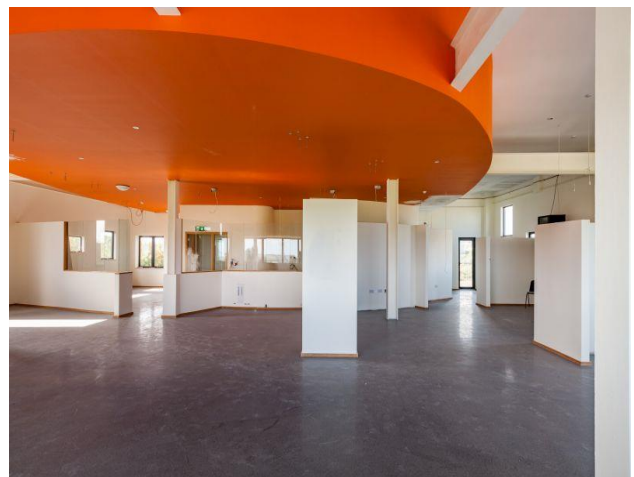
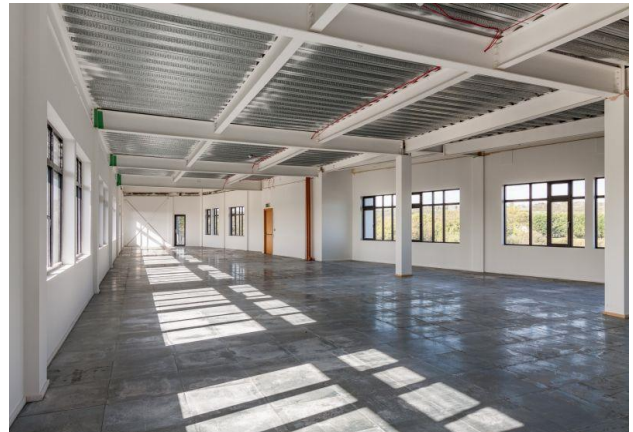
Email: info@kehoeproperty.com.

Website: www.kehoeproperty.com

LOCATION:

Situated at Drinagh, just a few kilometres south of Wexford Town Centre, The Arc is perfectly positioned. Wexford is a thriving provincial town with a vibrant town centre. There is an exceptional mix of local indigenous industry and retailers combined with national and multinational influence. Drinagh is a highly accessible location adjacent to the N11/N25 with routes from Wexford to Rosslare Harbour, Wexford to Waterford/Cork and Wexford to Dublin (M11).

The general Drinagh area has undergone considerable commercial expansion in recent years and is now a hub of activity, just south of Wexford Town. Adjoining occupiers include; BNY Mellon, Equifax, Waters Technology, Zurich and Drinagh Retail Park with occupiers such as McDonalds, Meadows & Byrne/Kelly's Café, etc.



DESCRIPTION

In total the building extends to c. 2,015 sq.m. / 21,689 sq.ft. With approximately 40% of the building now occupied there are office suites available from 126 sq.m. / 1,256 sq.ft. to 1,165 sq.m. / 12,540 sq.ft. This high-profile environmentally friendly building is purpose built and designed to be broken down into smaller office suites or equal to suit a larger occupier. This bespoke designed development includes a host of architecturally pleasing elements, which include a custom designed curved steel façade. Each floor of the building comprises two sections, which are separated from each other by the central core, where an ornate steel staircase is located together with a passenger lift. There are excellent views along Wexford's South Coastline. The accommodation is bright, light-filled and contemporary.

Available Office Suites:

First Floor

Unit 4 – c. 256 sq.m.

Second Floor

Unit 5 – Reserved

Third Floor

Unit 7 – c. 212 sq.m.

Unit 8 – c. 124 sq.m.



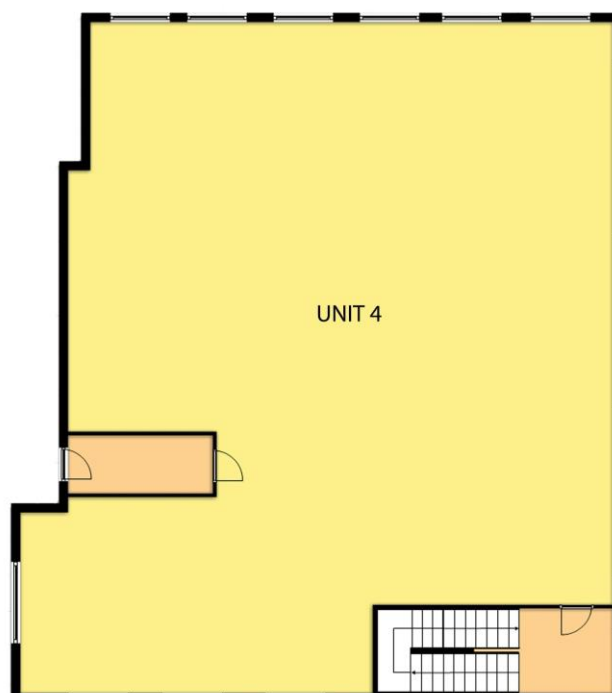
Features include:

- Prominent high profile building.
- Seaviews from upper floors
- Exceptional location.
- Close to Wexford Town Centre
- Walking distance to hotel, cinema, restaurant, Drinagh Retail Park, etc.
- Easily accessible.
- 15 mins.' drive from Rosslare Euro Port

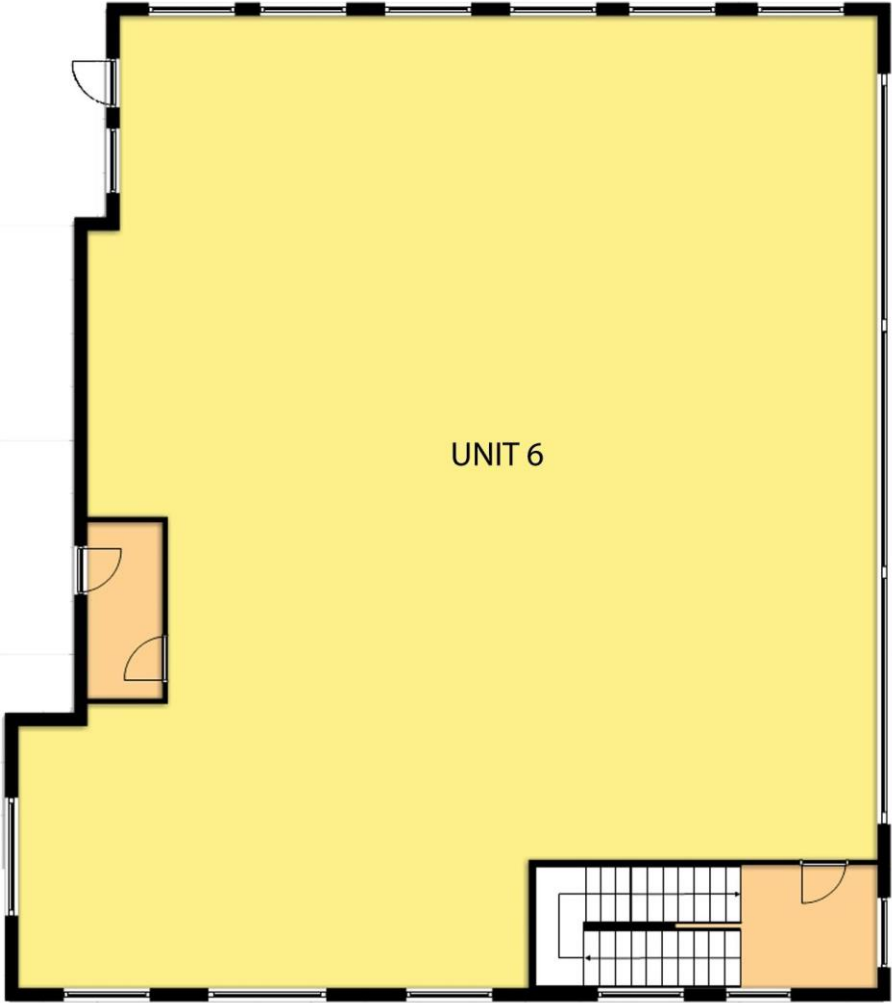
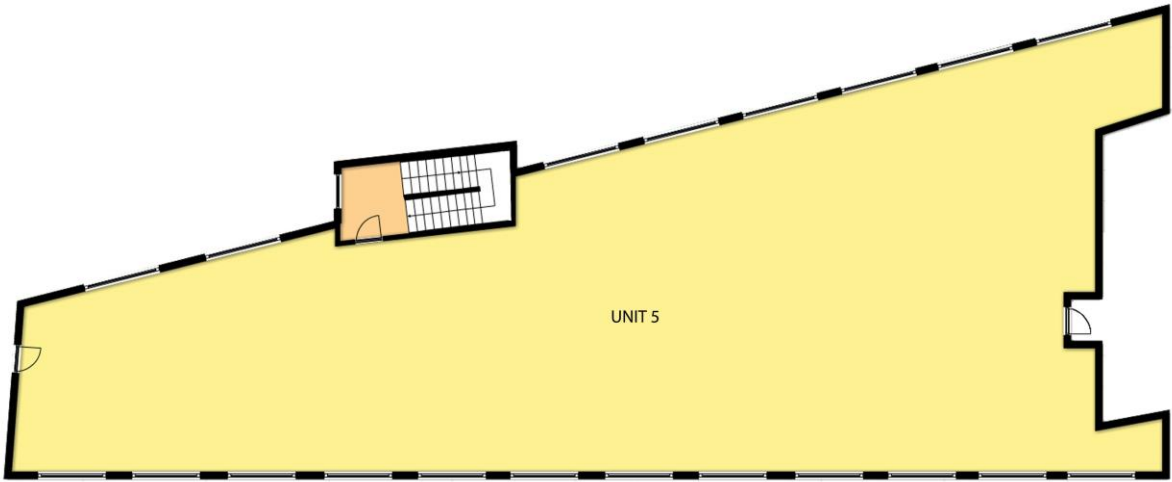


FLOOR PLANS

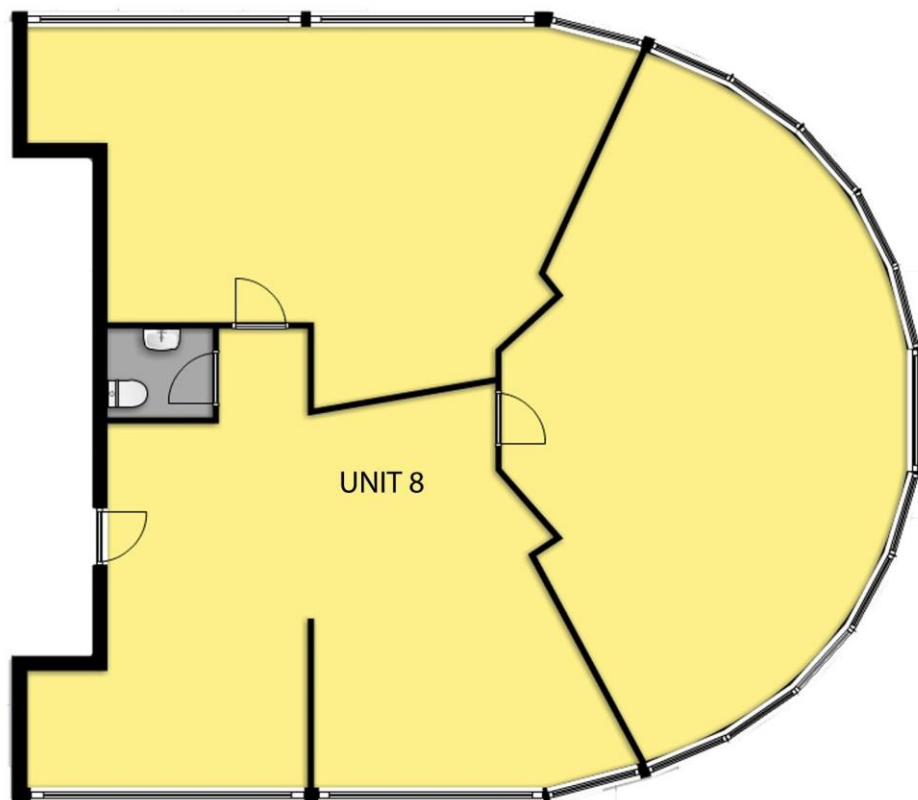
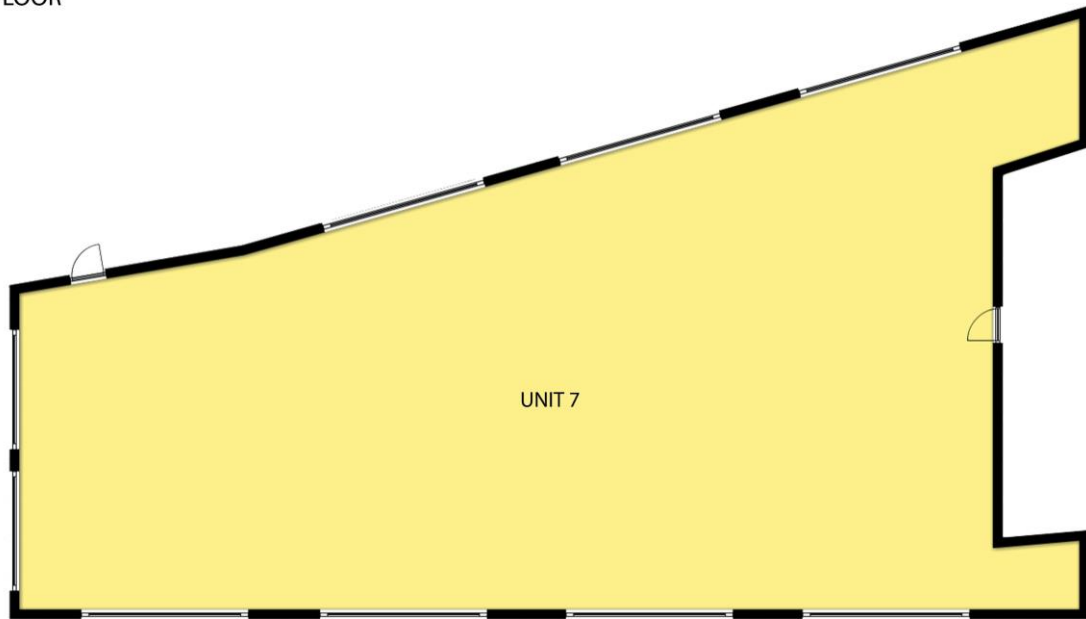
FIRST FLOOR



SECOND FLOOR

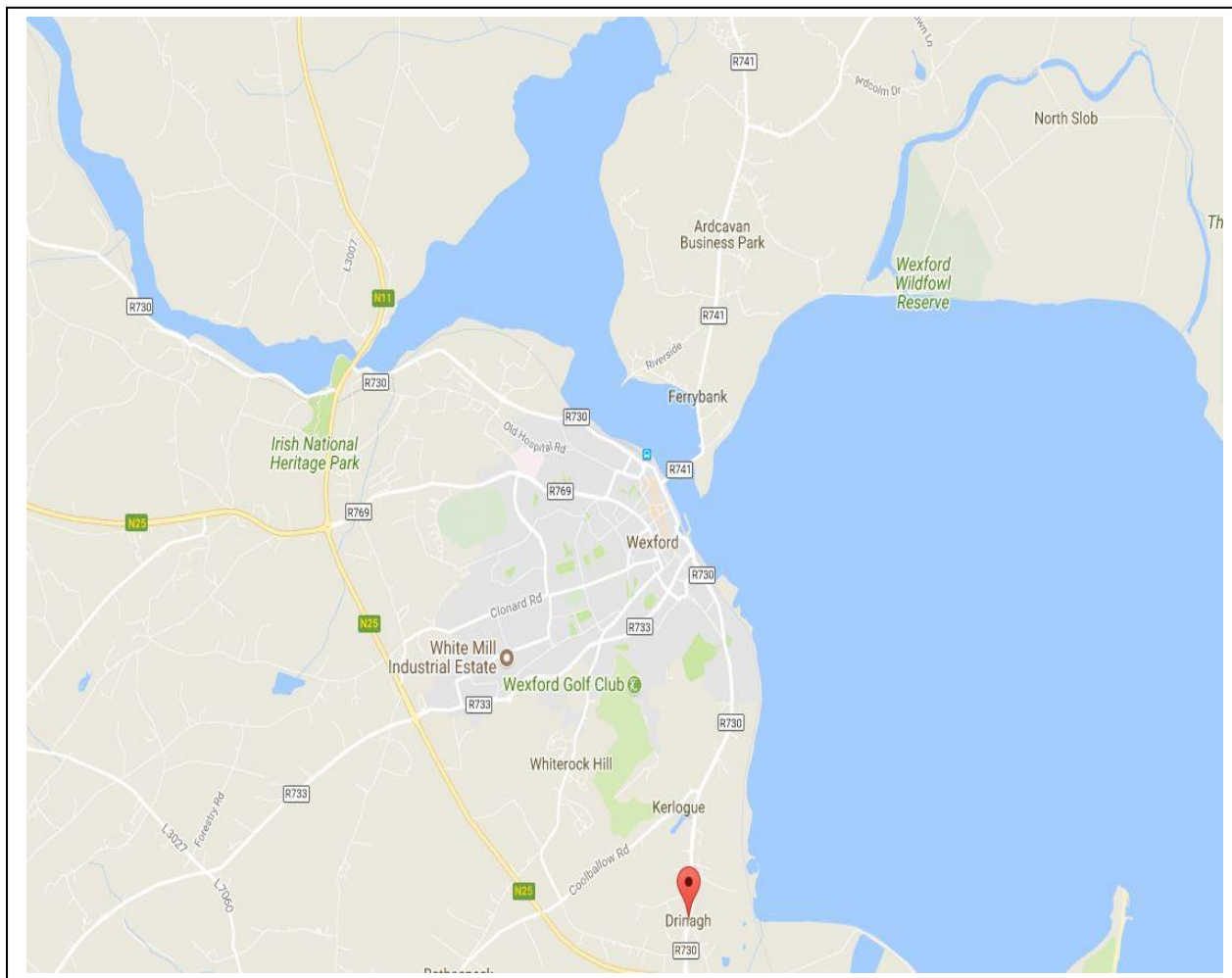


THIRD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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VIEWING:

**Strictly by prior appointment with the sole letting agents,
Kehoe & Assoc. 053 9144393 or Colum Murphy, 087 2492510
Email: colum@kehoeproperty.com**

Building Energy Rating (BER): A3

BER No. 800532913

Performance Indicator: 184.17 kWh/m²/yr



AUCTIONEERS & VALUERS



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.