

TO LET

OFFICE B5, CLONARD VILLAGE CENTRE CLONARD, WEXFORD **PRIME LOCATION**

Rent: €18,500 p.a. (plus VAT)

File No. b548.CM

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS



- Excellent office accommodation unit extending to c. 194.7 sq. m. (2,095 sq. ft.)
- Situated on the second floor of a secured intercom access system, fully occupied, block at Clonard Village Centre
- This highly accessible location, on the outskirts of Wexford Town, close to Wexford's Ring Road, N25/N11 and within walking distance of all amenities.
- Adjoining commercial developments include Wexford Retail Park and Clonard Retail Park with occupiers such as Woodies, EZ Living Interiors, Halfords, Costa Coffee, KFC, Aldi, Home Focus, Right Price Tiles, Homestore & More, etc.
- The property is presented in good condition, bright accommodation with two balconies and lift access. Concrete floors, suspended ceilings, perimeter trunking and wheelchair accessible w.c.
- Flexible lease terms – the tenant will be responsible for the payment of local authority rates, water rates, VAT, annual management fee and all the usual outgoings.



Kehoe & Assoc.

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LOCATION:

Situated at Conard Village Centre, steps away from retail neighbours including Ufucoffee, this office suite is perfectly positioned close to Wexford Retail Park and with easy access to the N11/N25 Wexford's Ring Road. It is only 5 minutes' drive west of Wexford Town Centre. This location is also convenient to the M11 Motorway connection at Oilgate. Adjoining commercial developments include Wexford Retail Park and Clonard Retail Park with occupiers such as Woodies, EZ Living Interiors, Halfords, Costa Coffee, KFC, Aldi, Home Focus, Right Price Tiles, Homestore & More, etc.

GENERAL DESCRIPTION:

The offices are situated at second floor level in a shared office building with other professional services firms with concrete stairs and lift access. These are bright, modern, and contemporary offices extending to c. 194.7 sq.m. / 2,095 sq.ft. The accommodation is laid out in one large open plan office, extensive canteen facilities and one individual breakout offices. Other occupiers in this building include Steam Esco, Burns Shanahan Chartered Accountants and Physio South East.

ACCOMMODATION

Open plan office 12m x 13.5m (ave)

Individual office 3.5m x 2.8m (ave)

Lades, gents and disabled access WC's.

Total Floor Area: c. 194.7 sq.m / c. 2,095 sq.ft

ANNUAL MANAGEMENT FEE:

In 2021 the annual service charge for Office B5 is €2,585.

RATEABLE VALUATION: In 2021 the annual commercial rates on this property are €4,907.20.

Building Energy Rating (BER): D2.

BER No. 800354060

Performance Indicator: 708.72 kWh/m² /yr





DIRECTIONS: At Kileens proceed from the roundabout passing Woodie's DIY on the right-hand side. Take the next left turn into Clonard Village and left under the arch. The property for lease is on the left-hand side, entrance door as pictured above Eircode: Y35H5ND

VIEWING: Strictly by prior appointment with the sole letting agents,
Kehoe & Assoc. 053 9144393
Email: sales@kehoeproperty.com



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.