

TO LET

**C. 240 SQ.M. INDUSTRIAL UNIT AT
UNIT 4 KILCANNON, OLD DUBLIN ROAD
ENNISCORTHY, CO. WEXFORD**

PRIME LOCATION

Rent: €25,000 p.a. (Exclusive)

FILE NO. c954.CWM

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS



- ❖ Excellent unit extending to c. 240 sq.m. / 2,585 sq.ft. with c. 235 sq.m. enclosed yard.
- ❖ Located adjacent to the M11 / N80 junction in the Kilcannon Industrial Estate, Old Dublin Road
- ❖ Suit many applications including fabrication workshop / repair workshop / storage and transhipping / etc.
- ❖ Available for immediate occupation with flexible lease terms.
- ❖ To arrange a suitable viewing time contact the sole letting agents, Kehoe & Assoc. at 053 9144393.



Kehoe & Assoc.

Commercial Quay, Wexford. Tel: 053 9144393

Email: info@kehoeproperty.com.

Website: www.kehoeproperty.com

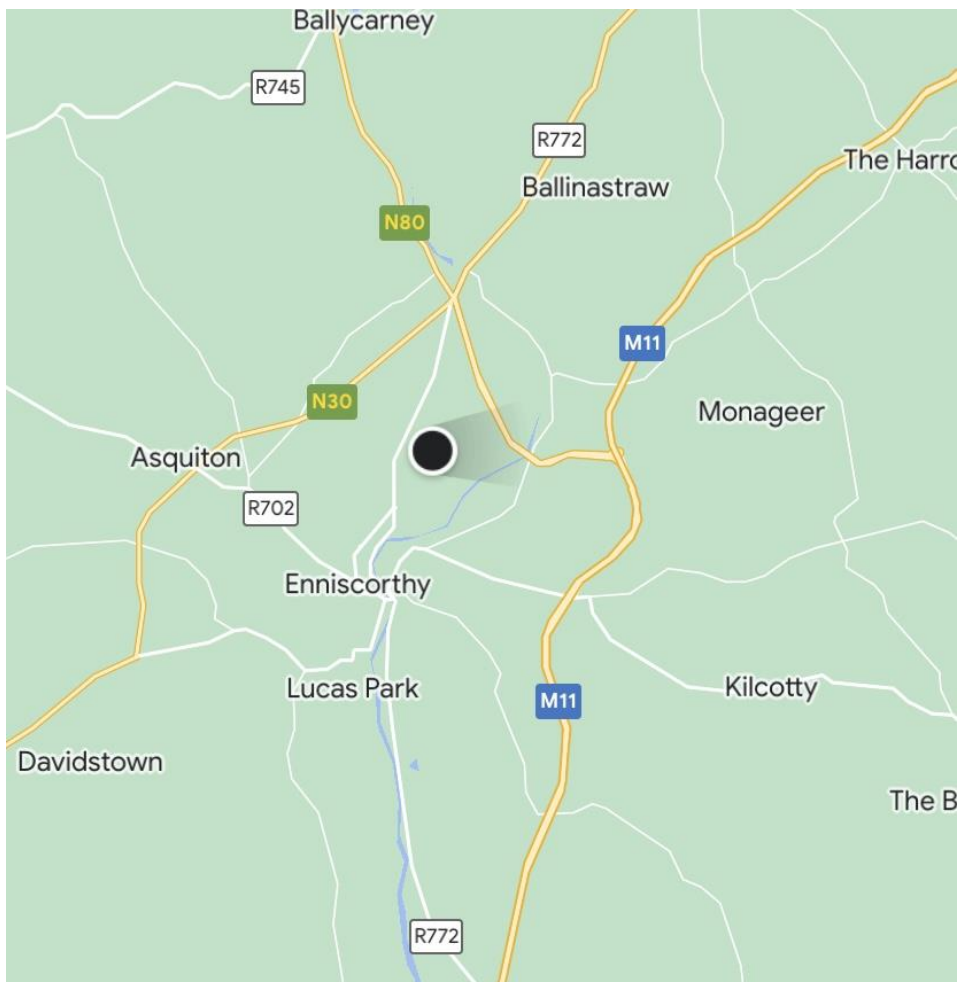
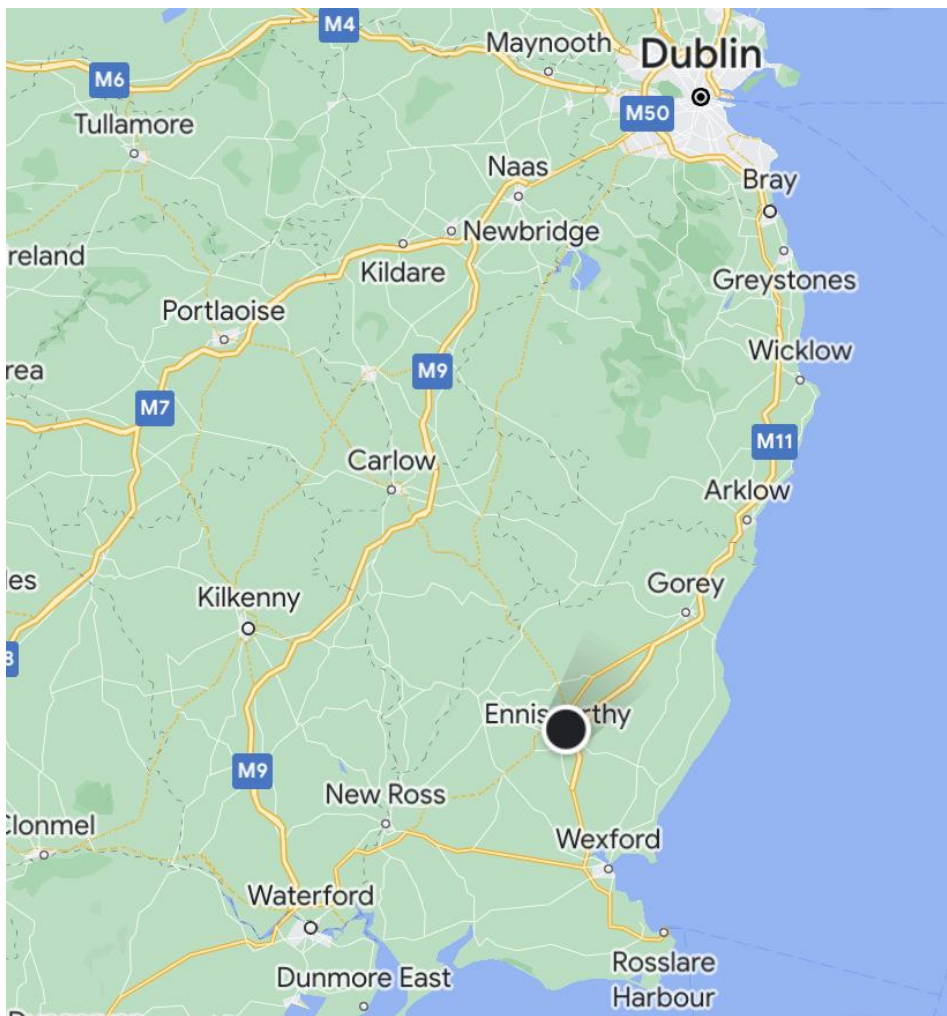
GENERAL DESCRIPTION: Excellent location just off the Enniscorthy by-pass, within minutes of the M11 motorway linking Rosslare Europort to Dublin and beyond. This industrial unit is suitable for many applications including fabrication workshop/ repair workshop / warehouse/ storage and transhipping / other. Flexible lease terms available. The property offers great flexibility internally due to with a large open plan with concrete floors, four electrical point bays and height of 4.5mtrs. There is a separate office, two toilets and storage space. This is 3 phase power, very level concrete floors and yard.

The building is in great condition and a dry building with non-drip roof. Accessed to the front and on two enclosed external walls with four roller doors and two pedestrian doors. All rollers doors are 5m wide with one to the front and three leading to the internal yard. Flexible lease terms available. Ready for immediate occupancy.

Total Floor Area: c. 240 sq.m. / 2,585 sq.ft. with the addition of c. 235 sq.m. enclosed yard.

Location Map





SERVICES: Mains Electrical, Mains Water, Mains Drainage, Broadband (Fibre available)

LOCAL AUTHORITY RATES: Tenant will be responsible for Local Authority Rates.

RENT: €25,000 p.a. / €2,083 per month (Exclusive of VAT)

VIEWING: To arrange a suitable viewing time contact the sole letting agents, Kehoe & Assoc. at 053 9144393



DIRECTIONS: In Enniscorthy proceed to the roundabout at J. Donohoe BMW. Take the Old Dublin Road for precisely 1km passing Newline Oil/Topaz on the right hand side. Take the next right turn, signposted for Weber. Proceed in here taking the first turn to the left and the property to let is at the end of this industrial park on your right hand side. **Eircode: Y21 PC62.** (To Let sign)



Building Energy Rating (BER): D2 BER No. 800840209
Energy Performance Indicator: 312.3 kWh/m²/yr

Letting Agent
CATRIONA MURPHY
087 2427525

Email: catriona@kehoeproperty.com



Kehoe & Assoc.,
 Commercial Quay,
 Wexford
 053 9144393
www.kehoeproperty.com
 Email: sales@kehoeproperty.com



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. PRSA No. 002141

