

TO LET

UNIT 6 FAHY'S CROSS BUSINESS PARK CASTLEBRIDGE ROAD, WEXFORD

RENT: €12,000 P.A. (EXCL. VAT)

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS

File No. 6019.6.CM



- **Excellent industrial unit extending to c. 180 sq.m. / 1,938 sq.ft.**
- Located directly fronting the main Wexford to Gorey road, on the outskirts of Wexford Town.
- Fitted alarm, automated roller door, three-phase electricity, full height concrete block walls, double skin roof & WC.
- Ready for immediate occupation.
- Flexible lease terms available.



Kehoe & Assoc.

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General Description: Unit 6 Fahy's Cross is directly fronting the R741 less than 5 minutes' drive from Wexford Town and less than 2 minutes' drive from Castlebridge Village. Rosslare Europort, Ireland's gateway to Europe, is 25 minutes' away with Dublin City 1 hour 30 minutes' drive away.

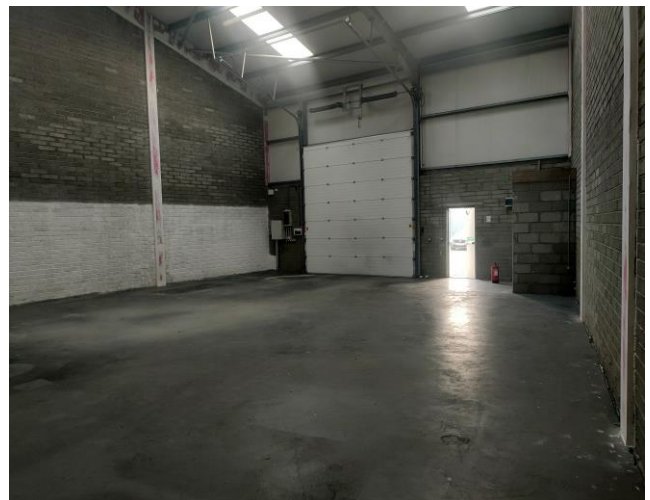
The unit extends to c. 180 sq.m. / 1,938 sq.ft. and is equipped with an automated roller door, three-phase electricity, full height concrete block walls, a double skin roof and a WC. It is suitable for a wide range of businesses and is ready for immediate occupation.

Services: Mains water, treatment plant and three-phase electricity

Rates: We do not have an exact figure for Local Authority Rates but we estimate this to be in the region of €1,800 p.a.

Please Note: The tenant will be responsible for rates, insurance and all usual outgoings.

Directions: In Wexford Town proceed over the bridge and continue for approximately 1.5 miles. Fahy's Cross Business Park is on your left hand side - just after the right turn for Curraclloe.





Building Energy Rating (BER): B3

VIEWING

**Strictly by prior appointment with the sole letting agents,
Kehoe & Assoc. 053 9144393**

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.

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