

TO LET

**INDUSTRIAL UNIT AT GARRYRICHARD
FOULKSMILLS, CO. WEXFORD
RENT: €12,000 P.A. (PLUS VAT)**

**Kehoe
& ASSOC.**

**AUCTIONEERS & VALUERS
FILE NO. D433.CWM**



- Located within 8km of the N25 Waterford / Cork national routes and 40km from Rosslare Europort
- Industrial open plan unit extending to c. 1,500 sq.ft. with additional offices and canteen of 300 sq.ft. Total Unit size of 1,800 sq.ft.
- Standing on a site of c. 0.32 acres, a further one-third acre can be available to the rear, which can be cleared and prepared for us, if required, providing a total of three-quarters of an acre. Enclosed unit with steel gate access, part concrete/gravel grounds and expansive space for HGV's.
- Industrial unit, roller door access of c. 3.7m wide and 3m height. Double sliding doors, flush to the wall measuring 3.4m wide and 3m high, separate pedestrian access to the main floor and separate pedestrian access to the office.
- Ready for immediate occupancy.
- For further detail and to arrange a suitable viewing time, contact the sole letting agents, Kehoe & Assoc. 053 9144393.



Kehoe & Assoc.

Commercial Quay, Wexford.

Tel: 053 9144393

Email: info@kehoeproperty.com.

Website: kehoeproperty.com

ACCOMMODATION

Industrial Unit	11.94m (max) x 11.81m	Concrete floor, maximum height of c. 4.2m. Dual aspect with windows to the western side and eastern side providing ample daylight throughout the unit.
Internal Section	6.17m x 3.18m	With electrical lighting and heating. Door leading to:
Office Space	5.32m x 3.66m	Carpeted flooring, electrical points, lighting overhead, south facing allowing ample daylight.
Canteen	3.65m x 3.21m	Concrete flooring, fitted floor level units, worktop, tiled splashback, stainless steel sink & drainer, electrical points and wall-mounted heating devices. Window overlooking the enclosed side yard.
W.C.	1.50m x 1.09m	Laminate flooring, w.h.b. with tiled splashback, w.c.

Total Floor Area: c. 167 sq.m. / 1,800 sq. ft.





SERVICES: Mains Water, septic tank, electricity, Broadband.

RENT: The property is available for letting at a quoting rent of €12,000 per annum (excl. of VAT). The lessee will be responsible for any VAT, local authority rates, utilities and usual outgoings.

RATES: In 2022 - €1,140

LEASE TERMS: Available for a minimum 5 year lease.

EIRCODE: Y35 VFP3



Building Energy Rating (BER): D1 BER No. 800928236
Performance Indicator: 283.46 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole letting agents.
Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

Letting Agent
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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. PRSA No. 002141

