

TO LET

**UNIT 8 FAHEY'S CROSS BUSINESS PARK
BALLYCRANE, CASTLEBRIDGE,
WEXFORD**

AMV: €24,000 p.a. (Exclusive)

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS

File No. c951.CM



- Highly accessible unit presented in excellent condition extending to c. 321 sq. m. / 3,455 sq. ft.
- Outstanding commercial premises on the outskirts of Wexford Town with additional yard space of c. 168 sq. m. / 1,808 sq. ft. incorporating an enclosed area of c. 56 sq. m. / 603 sq. ft.
- Ready for immediate occupation, suitable for a wide range of businesses.
- Pristine condition throughout
- Accommodation comprises of; Open plan area & WC on ground level with open plan area, canteen & office comprising first floor mezzanine.
- Flexible lease terms available
- To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.



Kehoe & Assoc.

Commercial Quay, Wexford. Tel: 053 9144393

Email: info@kehoeproperty.com.

Website: www.kehoeproperty.com

LOCATION

Unit 8 Fahey's Cross is directly fronting the main Wexford to Gorey Road 3km North of Wexford Town. This location sees high volumes of passing traffic daily and the unit is clearly visible from the R741. 2km away is the densely populated and ever-growing village of Castlebridge. The Gorey Junction of the M11 Motorway to Dublin is 30 minutes driving distance away with Rosslare Europort just 25 minutes away. The N25 heading west for Cork at the New Ross Road Roundabout is only 15 minutes away.

GENERAL DESCRIPTION

This premises is presented to the market in immaculate condition throughout with c. 321 sq. m. / 3,455 sq. ft. of floor space including the mezzanine area. Unit 8 occupies the end plot of 8 units in Fahey's Cross Business Park and incorporates an 'L' – shaped concrete yard extending to c. 168 sq. m / 1,808 sq. ft in total. Of this yard space, c. 56 sq. m. / 603 sq. ft. is enclosed with a water and power supply to this area. There is also an access door from the rear of the unit. Constructed in late 2018 and finished to an extremely high standard, Unit 8 comes fully alarmed with an automated roller shutter door, three-phase electricity, full height concrete block walls and a double skin roof. A perfect business opportunity not to be missed in a thriving business park.

ACCOMMODATION

Ground Floor (Incorporating WC)

Open Plan Area 14.94m x 12.82m (max)
WC

W.C & W.H.B, tiled throughout

Staircase to first floor mezzanine

Mezzanine (Incorporating Office & Canteen)

| | | |
|----------------|-----------------------|----------------|
| Mezzanine Area | 12.82m x 10.10m (max) | Laminate floor |
| Office | 4.53m x 2.70m | Laminate floor |
| Canteen | 2.70m x 2.64m | Laminate floor |

Total Floor Area

| | |
|--------------|----------------------------|
| Ground floor | 192 sq. m. / 2,067 sq. ft. |
| Mezzanine | 129 sq. m. / 1,389 sq. ft. |

Total Floor Area 321 sq. m. / 3,455 sq. ft.





LOCAL AUTHORITY RATES: The Valuation Office reference no. is 5016592. The Net Annual Valuation (NAV) of this property €7,310. The Annual Rate on Valuation (ARV), determined by Wexford County Council, in 2023 is 0.253. Therefore, the current annual rate for this premises is €1,849.43.

SERVICES: Mains water, treatment Plant, three-phase electricity.

DIRECTIONS: From Wexford Town proceed across Wexford Bridge heading towards Castlebridge for approximately 1.5 miles. Fahey's Cross Business Park is on the left-hand side just after the right turn for Curracloe. (To Let Board).





Building Energy Rating (BER): D2

BER No.: 800838997

Energy Performance Indicator: 195.47 kWh/m²/yr

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

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