

FOR SALE

**INDUSTRIAL UNIT AT SLEVOY,
FOULKSMILLS, CO. WEXFORD**
AMV: €200,000

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS

FILE NO. d792.BK



- ❖ Set on a c. 0.96 acre site with additional c. 48 sq.m. / 517 sq.ft. storage sheds at the rear, offering ample space and flexibility for various uses.
- ❖ Services include septic tank drainage, with easy connection available to 3-phase power and a mains gas line.
- ❖ Located 2km from Foulksmills Village, 8km from Wellingtonbridge, 10km from Taghmon and 13 km from the N25, providing convenient access to major routes and local amenities.
- ❖ Ready for immediate occupation.
- ❖ For further detail and appointment to view, contact the sole selling agents, Kehoe & Assoc. 053 9144393 or email sales@kehoeproperty.com



Kehoe & Assoc.

Commercial Quay, Wexford. Tel: 053 9144393

Email: info@kehoeproperty.com.

Website: www.kehoeproperty.com

GENERAL DESCRIPTION:

Located in Slevoy this industrial unit is 2km from Foulksmills Village, 8km from Wellingtonbridge, 10km from Taghmon, and 13km from the N25. The location benefits from convenient access to local amenities and major transport routes, making it an ideal choice for various business needs. Set on a 0.96-acre site, this versatile c. 450 sq.m. / 4,844 sq.ft. industrial unit is currently used as an autobody repair facility. The unit features a primer spray booth, a Polin spray booth, and a large open-plan workspace. It is centrally positioned on the site, with a hardpan area at the front and a grass area at the rear, accessible via the shed and side gates. Additional storage sheds at the rear of the site extend to c. 48 sq.m. / 517 sq.ft., providing further utility and flexibility. The property is serviced with a septic tank drainage system, and while there is no existing water supply, a private well could be installed. Additionally, there is a mains gas line running through the yard, and 3-phase power could easily be connected to the unit. This property offers potential for a variety of uses and is ready for immediate occupancy.

ACCOMMODATION:

Polin Spray Booth: 7.07m x 4.00m

Primer Spray Booth: 7.37m x 4.44m

Total Floor Area: c. 450 sq.m. / 4,844 sq.ft.

SERVICES:

- ❖ Septic tank drainage
- ❖ Three-phase electricity available (not connected)
- ❖ Gas line available (not connected)

PLEASE NOTE: A private well would be necessary to obtain a water supply.

DIRECTIONS: EIRCODE: Y35 P780. 'For Sale' boards.

VIEWING: Strictly by prior appointment with the sole selling agents. To arrange a suitable viewing time contact Kehoe & Assoc. at 053 9144393 or email sales@kehoeproperty.com

Building Energy Rating (BER): G

VIEWING:

Strictly by prior appointment with the sole selling agents.

Selling Agent: Bobby Kehoe

Contact No: 085 7111540

Email: bobby@kehoeproperty.com

Kehoe & Assoc.,
Commercial Quay,
Wexford
053 9144393

www.kehoeproperty.com

Email: info@kehoeproperty.com

