

# TO LET

**COMMERCIAL UNIT AT YOLETOWN,  
CO. WEXFORD, Y35 CH73**

**Rent: €12,000 p.a.**

**File No. d659.1.CWM**

**Kehoe  
& ASSOC.**

**AUCTIONEERS & VALUERS**



- Located within 7 km of the N25 Waterford / Cork national routes and 12km from Rosslare Europort
- Industrial open plan ambient store unit extending to c. 196 sq.m. / 2,110 sq.ft.
- Standing on a site with lane access, part concrete/gravel grounds and expansive space for HGV's.
- Ready for immediate occupancy.
- Minimum of two years lease.
- 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](mailto:info@kehoeproperty.com).

Website: [www.kehoeproperty.com](http://www.kehoeproperty.com)

## ACCOMMODATION – AMBIENT STORE

Roller Door

2.94 m wide

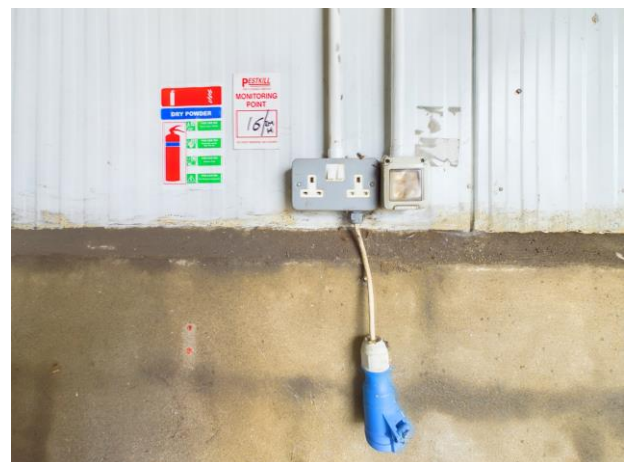
Graduated concrete entrance flush to concrete floors inside, pedestrian door access.

Large Open Plan Ambient Store

18.8m x 10.39m

Services: Electric (three phase available)

**Total Floor Area: c. 196 sq.m. / 2,110 sq. ft.**



**SERVICES:** Electric (3 Phase available), electric meter, Fibre Broadband.

**BER:** Building is Exempt - Industrial buildings not intended for extended human occupancy with a low installed heating capacity ( $\leq 10$  W/m<sup>2</sup>)

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

**RATES:** 2024 rates quoted at €3159.97.

**LEASE TERMS:** Available for a minimum 2 year lease, no break clause.

**EIRCODE:** Y35 CH73



**VIEWING:**  
Strictly by prior appointment with the sole selling agents.

**Letting Agent: Catriona Murphy**  
**Contact No: 085 7111540**  
**Email: [catriona@kehoeproperty.com](mailto:catriona@kehoeproperty.com)**

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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. PRA No. 002141

