

# TO LET

**Kehoe  
& ASSOC.**

AUCTIONEERS & VALUERS

**COMMERCIAL PRODUCTION PLANT  
UNIT AT YOLETOWN, CO. WEXFORD, Y35 CH73**  
Rent: €24,000 p.a. File No. D659.2.CWM



- 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).

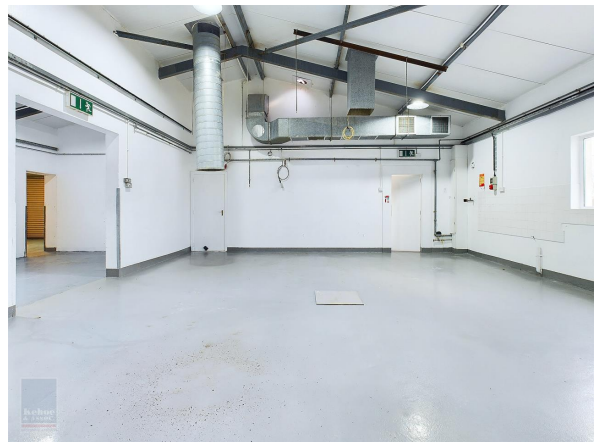
Website: [www.kehoeproperty.com](http://www.kehoeproperty.com)

## ACCOMMODATION

Entrance Hall	2.85m x 1.01m	Vinyl flooring throughout.
Office Room	3.35m x 2.88m	Lino flooring and open shelves, large window overlooking driveway.
Storage Room	1.63m x 1.22m	Lino flooring with all electrical boxes.
Central Hallway	3.69m x 1.09m	Leading to staff chambers quarters. Vinyl flooring throughout, wall mounted w.h.b.
Bathroom	1.65m x 1.21m	Tiled flooring w.h.b. with tiled splashback and w.c.
Door leading through to:		
Staff Quarters	3.38m x 2.86m	Vinyl flooring, wall mounted w.h.b. window overlooking driveway. Door leading to:
Food Production Area	7.96m x 7.21m	Extractor fans overhead with three phase electrical points and gas points.
Open Alcove measuring 1.82 m wide leading to:		
Central Station	6.73m x 3.43m	With dual access points, one leading to delivery point.
Delivery Room	4.17m x 3.66m	Electric roller door access.
From Central room, second alcove opening measuring 1.58m with roller door access leading out to:		
Packaging/Storage areas	10.70m x 3.65m	In an L-shape which has roller door and pedestrian access to outside.
Package/Storage area	11.3m x 4.56m (max)	

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





**SERVICES:** Mains Water, Electric (3 Phase available), Fibre Broadband, Grease Trap

**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 €24,000 per annum (VAT exempt). The lessee will be responsible for any local authority rates, water rates, grease trap insurance, utilities and usual outgoings.

**SERVICE CHARGES:** The tenant is responsible for the payment of the annual service charge and buildings insurance.

**RATES:** 2024 rates quoted at €1,157.00

**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

