

TO LET

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS

**VARIOUS INDUSTRIAL UNITS
AT YOLETOWN, CO. WEXFORD, Y35 CH73**

Rent 16,000 p.a.

File No. D659.CWM



Entire building extending to c.212 sq.m

- Located within 7 km of the N25 Waterford / Cork national routes and 12km from Rosslare Europort.
- 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.

Website: www.kehoeproperty.com

UNIT 1

Open Space 10.7m x 3.65m In an L-shape which has roller door and pedestrian access to outside.

Total Floor Area: c. 70 sq.m / 754 sq.ft



UNIT 2

Open Space 6.73m x 3.43m With dual access points, one leading to delivery point.

Storage Room 1 4.17m x 3.66m Electric roller door access.

Storage Room 2 11.3m x 4.56m
(max)

Total Floor Area: c. 55 sq.m / 592 sq.ft



UNIT 3

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.
w.c.	1.65m x 1.21m	Tiled flooring w.h.b. with tiled splashback and w.c.
Staff Quarters	3.38m x 2.86m	Vinyl flooring, wall mounted w.h.b. window overlooking driveway. Door leading to:
Open Floor Plan	7.96m x 7.21m	Extractor fans overhead with three phase electrical points and gas points.

Total Floor Area: c. 87 sq.m / 936 sq.ft





SERVICES: Mains Water, Electric (3 Phase available), Fibre Broadband.

BER: E2 - Industrial buildings not intended for extended human occupancy with a low installed heating capacity (≤ 10 W/m²)

RENT: The property is available for letting. 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 for entire building.

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

EIRCODE: **Y35 CH73**





VIEWING: Strictly by prior appointment with the sole letting agents.

Letting Agent: Catriona Murphy

Contact No: 087 2427525

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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

