

TO LET

UNIT 1 KERLOGUE INDUSTRIAL ESTATE STRANFIELD, DRINAGH, WEXFORD

Rent: POA

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS

File No. c691.CM



- Turnkey condition
- Open plan floor areas, offices and secure external yard space.
- Highly accessible location with visual presence onto main routes.
- c. 520 sq.m/ c. 5,597 sq.ft unit in excellent condition with multiple access points including roller doors.
- Large concrete hardstand c. 749 sq.m/ c. 8,062 sq.ft, enclosed yard with additional cabins including further offices, canteen, toilets and storage.
- 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

LOCATION

Kerlogue Industrial Estate is a substantial and successful development south of Wexford town. An exceptionally located premises with visual frontage to the Wexford/Rosslare Road and easily accessed from both Wexford town and Rosslare Europort with roll-on, roll-off ferry connections to France and Wales. Only 1km from the main N25 roundabout to Rosslare, Dublin and all major routes across the country.

ACCOMMODATION

Open Plan Area 1	11.65m x 8.40m	Open plan incorporating two roller door access points, one to the front of the property and the second an internal access point. Access to storeroom. Staircase to Mezzanine.
Storeroom	2.00m x 2.22m	Shelved throughout.
Open Plan Area 2	17.81m x 14.80m	Open plan incorporating external access to yard, internal roller door to open plan area 1 and corridor to toilets, offices and canteen.
Open Plan Area 3	6.91m x 5.97m	
Toilet	1.86m x 1.94m	W.C and w.h.b, tiled throughout.
Offices	3.58m x 3.13m	
Kitchen/ Canteen	3.75m x 1.99m (max)	
Stairs to First Floor Mezzanine		
Mezzanine	11.70m x 6.81m	Floored open plan.
External Yard		Enclosed with half walls and railings c.749 sq.m / c. 8,062 sq.ft with double gate access to front of the property and external lighting throughout.
Concept Cabin		Canteen and two offices.
Double Toilet Cabin		Two separate w.c. and w.h.b units.
New Container	20ft x 8ft	Floored.

Total Gross Internal Floor Area: c. 520 sq.m / c.5,597 sq.ft

Total Gross Ground Floor & External Area: c. 1,289 sq. m / 13,875 sq.ft

Additional 7 carparking spaces to the front of the property

Local Authority Rates: The Valuation Office reference no. is 2009624. The Net Annual Valuation (NAV) of this property is €22,900. The Annual Rate on Valuation (ARV), determined by Wexford County Council, in 2021 is 0.246. Therefore, the current annual rates for this premises is €5,633.



SERVICES: Mains services, gas and alarm.

LEASE TERMS: Flexible lease terms available.

RENT: POA.

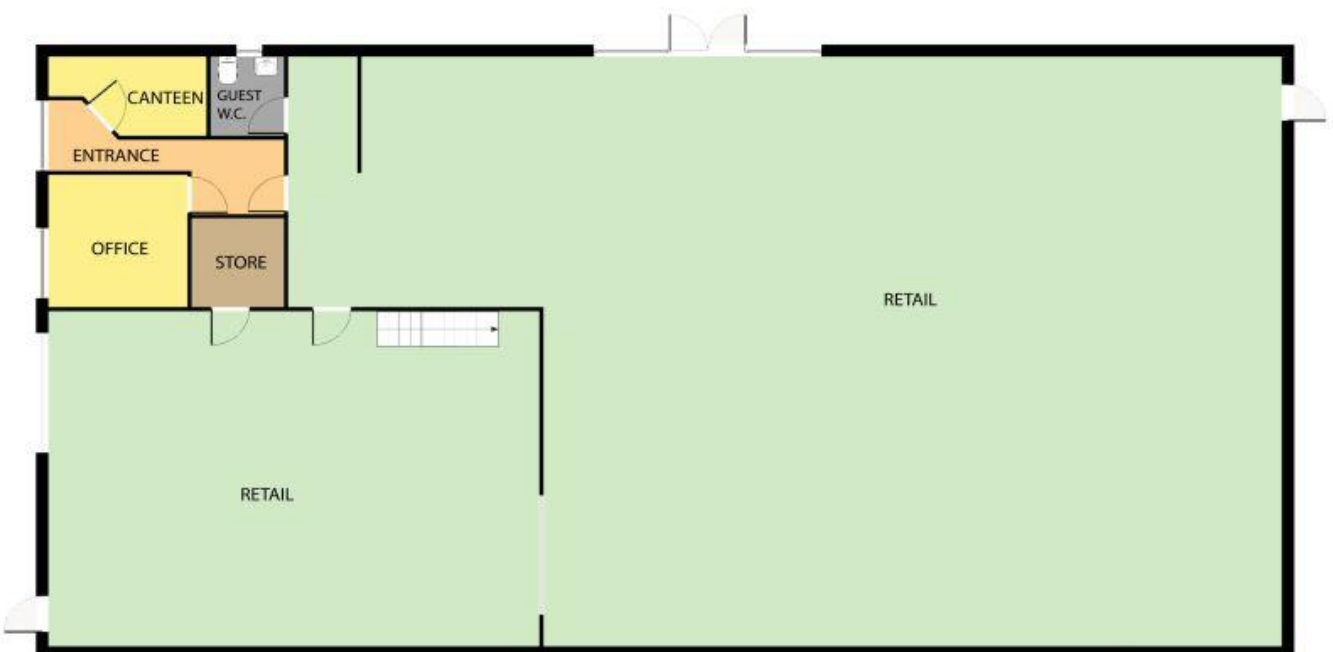
DIRECTIONS: From Wexford Town proceed out the Rosslare Road for approximately 1.5km. Turn left into Kerlogue Industrial Estate, immediately after the Volkswagen Garage. On entering the industrial estate take the immediate right and the premises for rent is the first building at the end of the terrace on your left. (For sale signage)

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





GROUND FLOOR

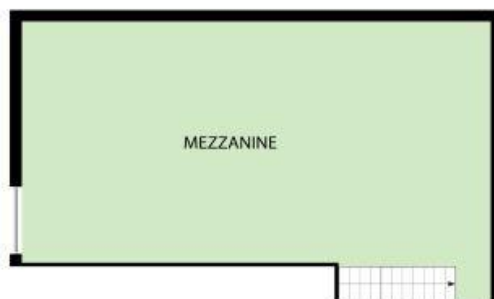


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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FIRST FLOOR



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VIEWING:

Strictly by prior appointment with the sole letting agents,

Kehoe & Assoc. 053 9144393

Email: sales@kehoeproperty.com

BER: C1

BER No. 800672818

Performance Indicator: 643.26 kWh/m²/yr



**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS

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.