

TO LET

**C. 175 SQ.M. UNIT AT KILCANNON,
ENNISCORTHY, CO. WEXFORD**

Rent: €9,600 p.a. (Exclusive)

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS

FILE NO. b172.CM



- ❖ Excellent unit extending to c. 175 sq.m. / 1,884 sq.ft. and situated at Kilcannon, close to Enniscorthy town Centre.
- ❖ The property offers well laid-out accommodation, over two floors with a concrete staircase and concrete floor at first floor level. It has the benefit of mains services, parking, uPVC double glazing and double skin roof.
- ❖ The accommodation is flexible and this property is suitable for a variety of uses.
- ❖ Flexible lease terms available.
- ❖ The tenant will be responsible for Local Authority Rates.
- ❖ 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: sales@kehoeproperty.com.

Website: www.kehoeproperty.com

ACCOMMODATION

Entrance Hallway	4.79m x 1.24m	
Office	3.19m x 2.30m	
Toilet	2.18m x 1.49m	With w.c., w.h.b., tiled floor.
Open Plan Area	9.82m x 5.90m	With roller shutter door (automated and pedestrian door)
Landing Area	3.54m x 2.16m	With concrete stairs to first floor.
First floor		
Large Open Plan Room	15.58m (max) x 5.00m (ave)	

Total floor Area: c. 175 sq.m. / 1,884 sq.ft.



DIRECTIONS

In Enniscorthy proceed to the roundabout at J. Donohoe BMW. Take the Old Dublin Road for precisely 1km passing Newline Oil/Topaz on the right hand side. Take the next right turn, signposted for Weber. Proceed in here taking the first turn to the left and the property to let is just here on the left (To Let sign).

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VIEWING

**Strictly by prior appointment with the sole letting agents,
Kehoe & Assoc. 053 9144393**

PSRA No. 002141



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.