

TO LET

C. 3,000 SQ. FT. STORAGE UNIT AT DRINAGH, WEXFORD

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS

Rent: €16,500 P.A.

FILE NO. E357.BK



- ❖ Approx. 3,000 sq. ft. (c. 279 sq. m.) industrial unit
- ❖ Quoting rent: €16,500 per annum.
- ❖ Located to the rear of MJ O'Connor Solicitors.
- ❖ Large open-plan layout suitable for a variety of uses
- ❖ Excellent accessibility to the N25 and N11 road networks
- ❖ Located in a well-established and vibrant commercial hub
- ❖ Available immediately, flexible lease terms available
- ❖ To arrange a viewing contact Bobby at Kehoe & Assoc.

Email info@kehoeproperty.com or call 053 9144393.



Kehoe & Assoc.
Commercial Quay, Wexford.
Tel: 053 9144393
Email: info@kehoeproperty.com.
Website: www.kehoeproperty.com

Location

The property is situated at Drinagh, on the outskirts of Wexford Town, a highly accessible and well-known commercial location along the Rosslare Road (N25). This area has developed into a thriving business hub, benefiting from strong passing traffic and excellent connectivity, while remaining just a few minutes' drive from Wexford town centre.

Surrounding occupiers include The Farmers Kitchen, Drinagh Retail Park, Coca-Cola, Waters, Wexford Bus and a range of other retail, commercial, and industrial operators. The proximity to these established businesses creates a dynamic environment, making Drinagh a proven and attractive location for enterprise and employment.



Description

The unit extends to approximately 3,000 sq. ft. (c. 279 sq. m.) and comprises a single large open-plan industrial space, offering flexibility for a range of commercial or light industrial uses. The layout allows occupiers to easily configure the space to suit their operational requirements.

The property benefits from excellent transport links, with easy access to the N25 and N11, and is located approximately 10 minutes' drive south of the M11 motorway connection at Oilgate. Its strategic position ensures efficient connectivity to Wexford town, Rosslare, Europort, and the wider region. The unit is available for immediate occupation.

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Building Energy Rating (BER): D2

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

Auctioneer: Bobby Kehoe

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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