

# TO LET

**UNIT 5 BALLYTRAMON BUSINESS PARK,  
(FAHY'S CROSS), CASTLEBRIDGE ROAD,  
WEXFORD**

**AMV: €15,000 p.a. (Exclusive of VAT)**

**Kehoe  
& ASSOC.**

**AUCTIONEERS & VALUERS**

**File No. 6019.5 BK**



- Excellent industrial unit extending to c. 189 sq.m. / 2,034 sq.ft.
- Located directly fronting the main Wexford to Gorey road, on the outskirts of Wexford town.
- The unit comprises c. 137 sq.m. / 1,475 sq.ft of industrial space and c. 52 sq.m / 560 sq.ft of office space incorporating a canteen.
- Unit 5 is equipped with an automated roller door, three-phase electricity, full height concrete block walls, double skin roof, two offices, a canteen and a W.C.
- Ready for immediate occupation.
- Flexible lease terms available.
- To arrange a suitable viewing time contact the sole selling 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)

## LOCATION

Unit 5 Ballytramon Business Park is directly fronting the R741 less than 5 minutes' drive from Wexford town and less than 2 minutes' drive from Castlebridge village. This location has high volumes of passing traffic daily and the unit is clearly visible from the R741.

Rosslare Europort, Ireland's gateway to Europe, is 25 minutes' away with Dublin City 1 hour 30 minutes' drive away. The N25 heading west towards Waterford and Cork at the New Ross Road Roundabout is only 15 minutes from this location.

## GENERAL DESCRIPTION

Unit 5 Ballytramon Business Park extends to c. 189 sq.m. / 2,034 sq.ft. and is equipped with an automated roller door, three-phase electricity, full height concrete block walls, a double skin roof, two offices, a canteen and a w.c. It is presented in excellent condition. Internally there is c. 137 sq.m. / 1,475 sq.ft of industrial space and c. 52 sq.m. / 560 sq.ft of office space. Externally ample communal parking is available. This unit is suitable for a wide range of businesses and is ready for immediate occupation.

## ACCOMMODATION

Industrial Space	12.60m x 15.00m (max)	
Office 1	3.50m x 2.37m	
Office 2	2.69m x 2.54m	
Canteen	3.18m x 2.20m	Floor and eye level units, stainless steel sink and built-in double oven.
W.C.	2.15m x 1.18m	Fully tiled, w.c. and w.h.b.
Corridor	7.51m x 1.87m (max)	Floor level storage units with countertop.

**Total Floor Area c. 189 sq.m. / 2,034 sq.ft.**









**NOTE:** The tenant will be responsible for rates, insurance and all usual outgoings.

**SERVICES:** Mains water, treatment Plant, three-phase electricity, Wifi available.

**RATES:** We understand the rates figure on this unit for 2024 was €1,800.

**DIRECTIONS:** In Wexford Town proceed over the bridge and continue for approximately 3km. Ballytramon Business Park (Fahy's Cross) is on your left hand side just after the right turn for Curraclloe ('To Let' signage).

## **Building Energy Rating (BER): B3**

### **VIEWING:**

Strictly by prior appointment with the sole selling agents.

**Selling Agent: Bobby Kehoe**

**Contact No: 085 7111540**

**Email: [bobby@kehoeproperty.com](mailto:bobby@kehoeproperty.com)**

**Kehoe & Assoc.,**

Commercial Quay,

Wexford

053 9144393

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

Email: [info@kehoeproperty.com](mailto:info@kehoeproperty.com)



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

