

FOR SALE BY PRIVATE TREATY

**1.67 Acre (0.67 Ha) Site,
Strawhall Industrial Estate,
Carlow**



NB: For identification purposes only

- Zoned: Enterprise and Employment
- Includes offices and stores of 2,263 m²
- Suitable for a variety of uses (S.P.P.)

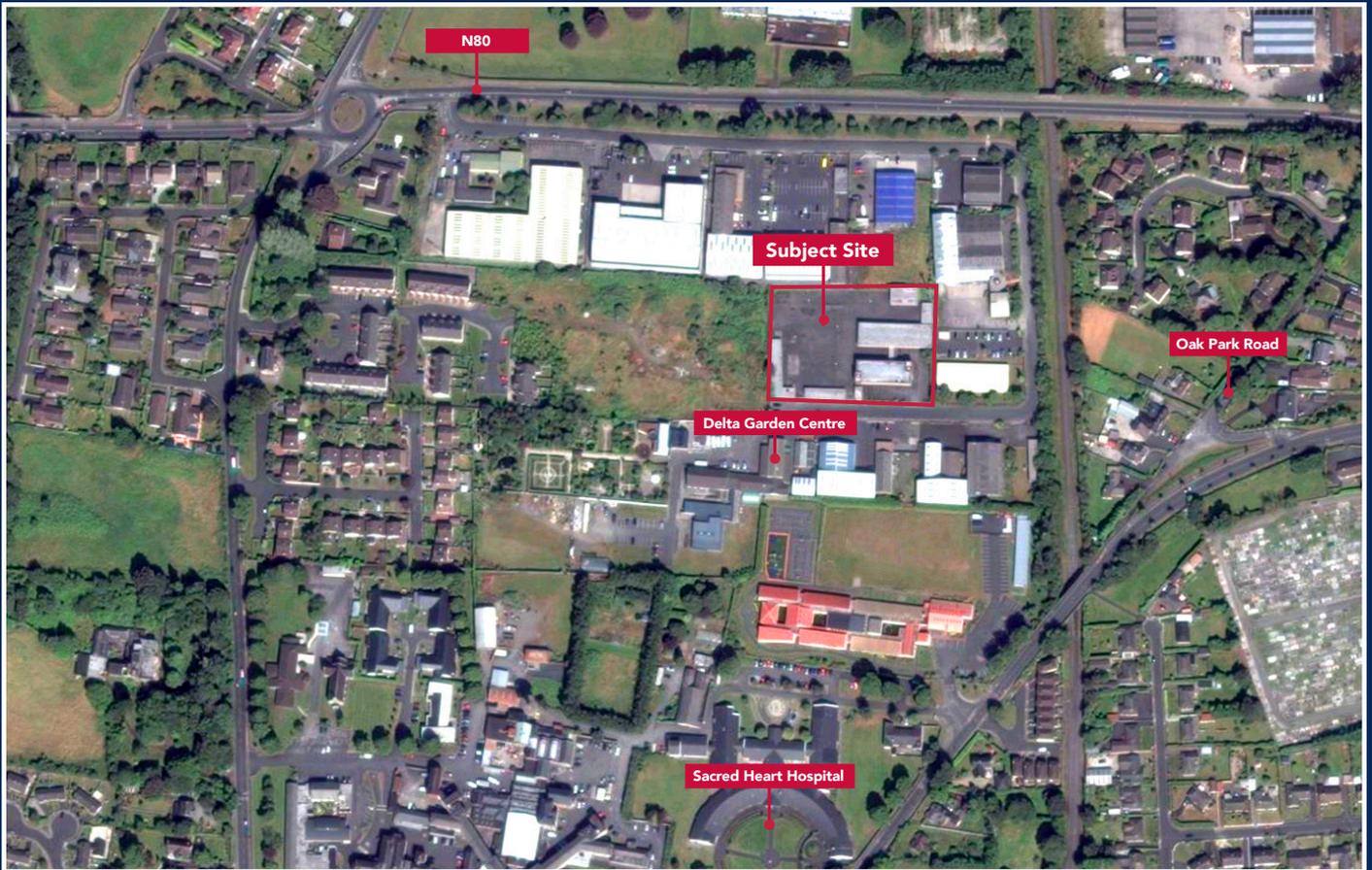
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QRE Waterloo Exchange, Waterloo Road, Dublin 4

PSRA Registration No. 003587. Please note that all guide prices are subject to contract/contract denied.
Where tenants are in situ, please note that tenants are not affected by the proposed sale.



LOCATION



Title

Freehold

Viewing

Viewings are strictly to be arranged through the sole selling agent.

Guide Price

€150,000

BER



Contact

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The agents on their own behalf and on behalf of the vendor/lessor of this property, give notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give, and neither the agents nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchaser or tenant. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. Any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness.

