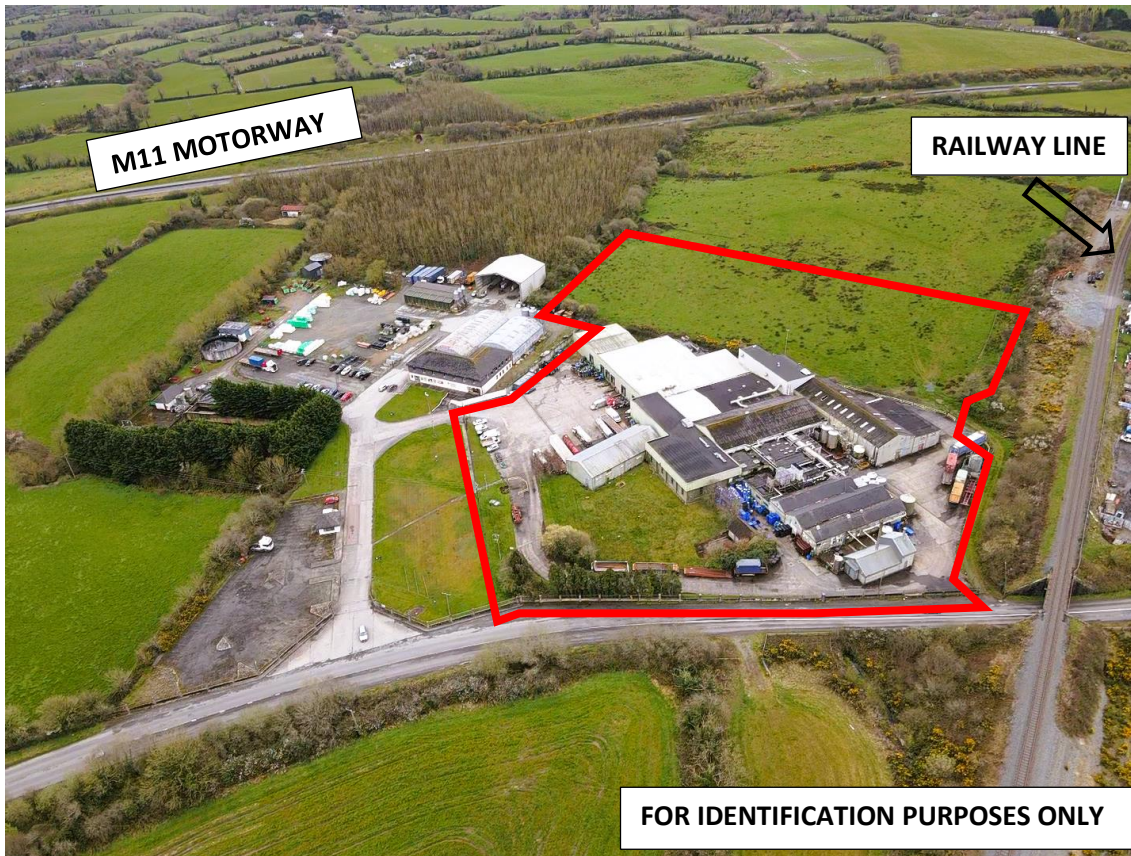


FOR SALE
BY PRIVATE TREATY

FORMER MANUFACTURING FACILITY ON 8.9 ACRES

INCH, GOREY, CO. WEXFORD



KEY BENEFITS:

- Facility & Buildings: 70,330 sq. ft. (6,534 sq. m.).
- Former Manufacturing Facility on c. 8.90 Acres (3.6 HA).
- c. 4 acres of expansion lands to the rear.
- Existing shared access from former N11 (R772).
- Existing short-term income.
- Established Industrial / Commercial use.
- Includes certain Plant & Machinery.
- Highly accessible to M11 Motorway (Exit 21), Arklow & Gorey

**FULL INFORMATION PACK
AVAILABLE ON REQUEST**



Lavelle Commercial Property
6A Sycamore House, Millennium Park, Naas, Co. Kildare W91 P082
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Email: info@lavellecs.ie PSRA: 003756
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Copy Aerial View (For Identification Purposes Only)

LOCATION

- The property is located in the townland of Inch in North Wexford, close to the border of Wicklow fronting onto the R772 (Formerly N11).
- The property is located beside Tirlán Agri Branch.
- The property is located 7 km south of Arklow & 10 km north of Gorey.
- The M11 Motorway is located close by at Gorey North (Exit 22) or Arklow South (Exit 21).
- The village of Inch with petrol station, convenience store and other local services is located close by.
- Eircode: Y25 W894.

Travel Times:

| Destination | Drive Time |
|------------------------|--------------|
| Gorey | 14 mins |
| Arklow | 10 mins |
| M11 Motorway (Exit 21) | 4 mins |
| M11 Motorway (Exit 22) | 5 mins |
| Dublin (Red Cow) | 57 mins |
| Rosslare Harbour | 56 mins |
| Waterford | 1 Hr 14 mins |



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PROPERTY DESCRIPTION

- Former Manufacturing Facility providing factory building, offices, storage/warehouse space and concrete yard with undeveloped agricultural lands to the rear.
- Total Site Area: c. 8.9 acres (3.6 Ha) (to include c. 4 acres of undeveloped expansion lands).
- The property is accessed via a legal right of way over the main access road into the facility & rear undeveloped lands.
- The former production facility is laid out in various interconnecting buildings to provide warehouse space, offices, production areas staff facilities and storage area. The storage area has the benefit of 6 dock levellers.
- Part of the property currently generating c. €18,000 per annum.

Accommodation: (Gross External Area)

| Building | Size Sq. Ft. | Land Area (acres) |
|------------------------|---------------|-------------------|
| Manufacturing Facility | | |
| Storage Area | 13,203 | |
| Balance | 57,127 | |
| Total: | 70,330 | 4.90 |

Surplus Ag. Lands: **4 acres** (expansion lands).

Zoning

Outside any zoned area.
Established Industrial/Commercial use.

Services

Interested parties to make their own enquiries.

Title

Freehold / Long Leasehold Title

Access via legal right of way over main access road onto the site.



Price

On Application

Viewing

Strictly by appointment only.

BER

BER Rating: E2

BER No: 801064825

Plant & Machinery

Sale will include certain Plant & Machinery



Disclaimer: These particulars are issued by Lavelle Commercial Property for guidance purposes only on the understanding that any negotiations respecting the property mentioned are conducted through them. These particulars are not intended to form any part of any offer or contract. Every care is taken in preparing particulars, but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the property referred to and intending purchasers should satisfy themselves by inspection or otherwise to their correctness. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser shall be liable for any VAT arising on the transaction. © Lavelle Commercial Property 2025. **PSRA Reg No. 003756**



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