

TO LET

**PRIME INDUSTRIAL UNITS
BLACKHORSE BUSINESS PARK,
DRINAGH, WEXFORD**

RENT ON APPLICATION

FILE NO. D187 BK

**Kehoe
& ASSOC.**
AUCTIONEERS & VALUERS



Newly Constructed Industrial Units Ready For Occupation Mid-2025

- ❖ Modern, high-quality construction designed for flexibility and efficiency.
- ❖ Ideal for a wide range of industries & businesses, including warehousing, logistics, and manufacturing.
- ❖ Positioned in one of Wexford's most dynamic business hubs.
- ❖ Flexible lease terms available.
- ❖ Contact the sole letting agents, Kehoe & Assoc. at 053 9144393.



Kehoe & Assoc.

Commercial Quay, Wexford. Tel: 053 9144393

Email: info@kehoeproperty.com.

Website: www.kehoeproperty.com

Why Choose Blackhorse Business Park? - Unmatched Convenience!

- ❖ **Proximity to Wexford Town:** Just 2.5km away, offering quick access to the town's vibrant retail, dining, and service options.
- ❖ **Close to Rosslare Europort:** A short 20-minute drive connects you to one of Ireland's busiest ports, with daily sailings to the UK, France, and Spain—ideal for businesses with international logistics needs.
- ❖ **Excellent Road Connectivity:** Adjacent to the N25 Wexford Bypass Ring Road, ensuring easy access to the regional and national road network.
- ❖ **Amenities Nearby:** Walking distance to Drinagh Retail Park and a variety of local services, providing convenience for employees and visitors alike.

ACCOMMODATION LAYOUT:

- ❖ Total Floor Area: 15,000 sq. ft.
- ❖ Flexible Unit Sizes:
 - ❖ c. 2,500 sq. ft.
 - ❖ c. 5,000 sq. ft.
 - ❖ c. 7,500 sq. ft.

PLEASE NOTE:

- ❖ The tenant will be responsible for VAT, Local Authority Rates, Service Charge and the usual outgoings.

ENQUIRIES & VIEWINGS:

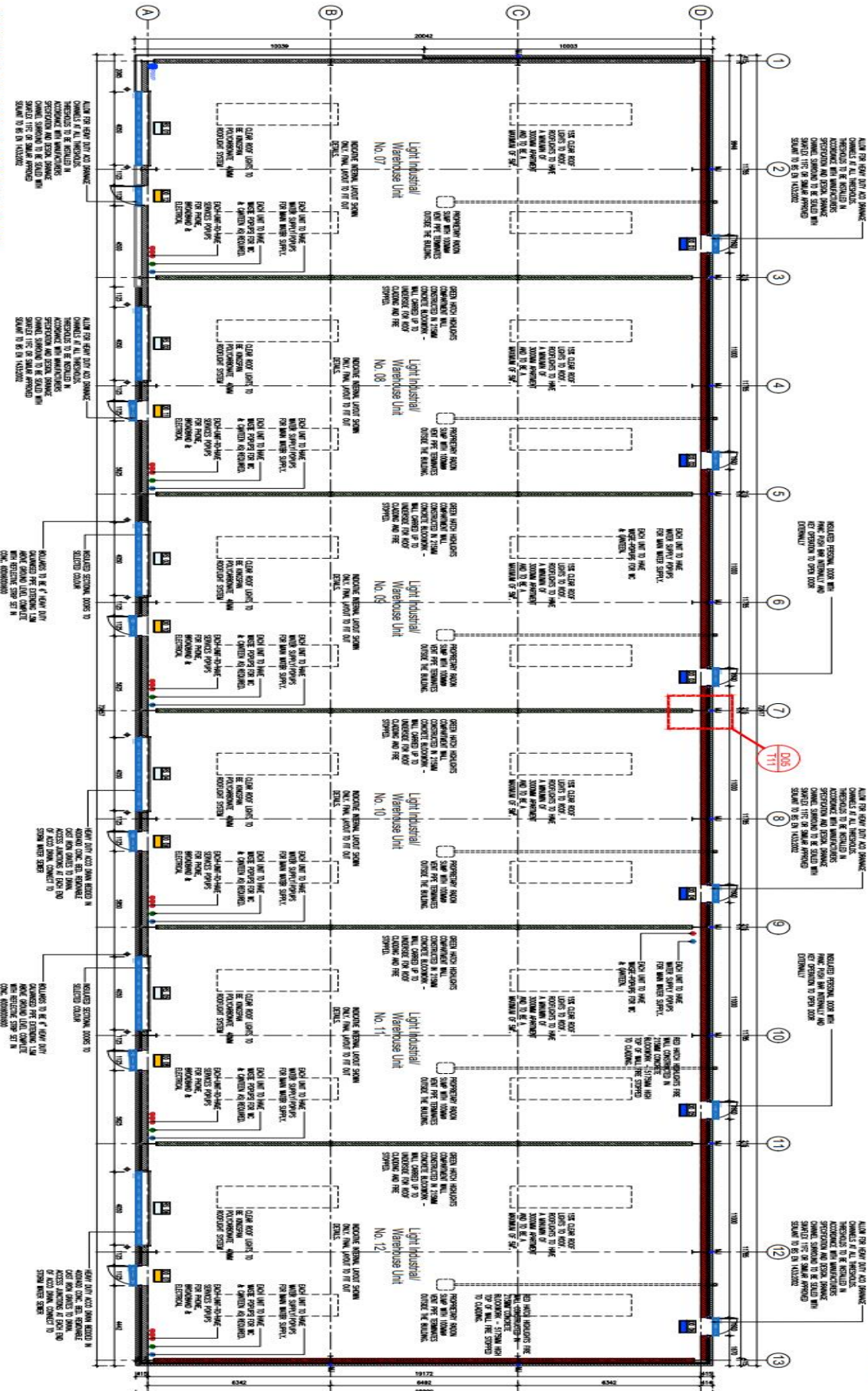
- ❖ All enquiries are to be directed to the sole letting agents: **Kehoe & Assoc.**
053 9144393 - info@kehoeproperty.com

Contact us today to secure your space in this prime location and position your business for success.

**Don't Miss This Unique Opportunity—Available
To Occupy In Mid-2025!**

ACCOMMODATION LAYOUT

CONSTRUCTION DRAWING ONLY: SETTING OUT



NOTES:
 1. ALL DIMENSIONS ARE THE CENTER OF THE ARCHITECT'S WALL UNLESS NOTED OTHERWISE.
 2. THE INFORMATION IN THIS DRAWING IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES AND SERVICES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ACCESS AND EGRESS ROUTES.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SIGNAGE AND MARKING.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SAFETY MEASURES.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LIABILITY COVERAGE.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PROFESSIONAL SERVICES.
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSULTING SERVICES.
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY DESIGN SERVICES.

GROUND FLOOR LAYOUT PLAN:

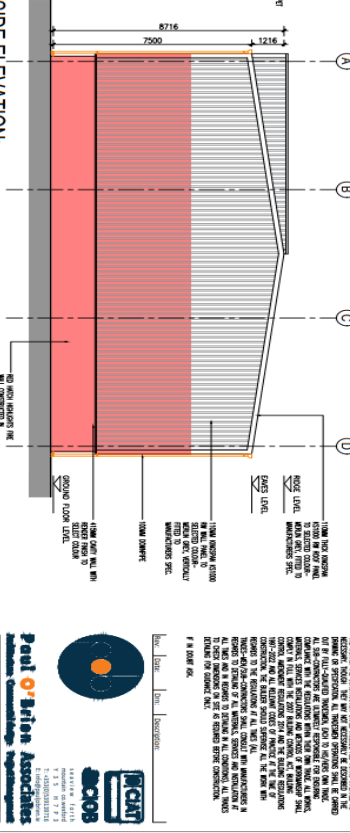
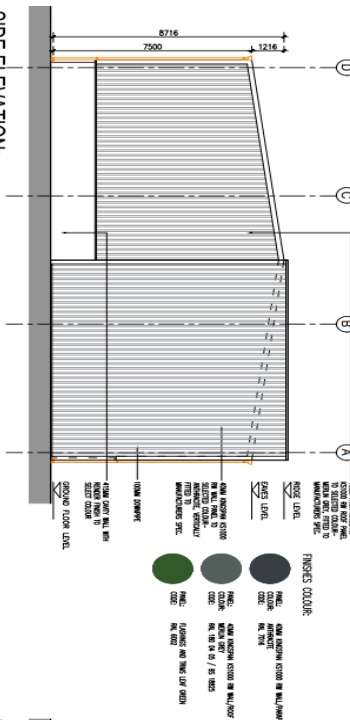
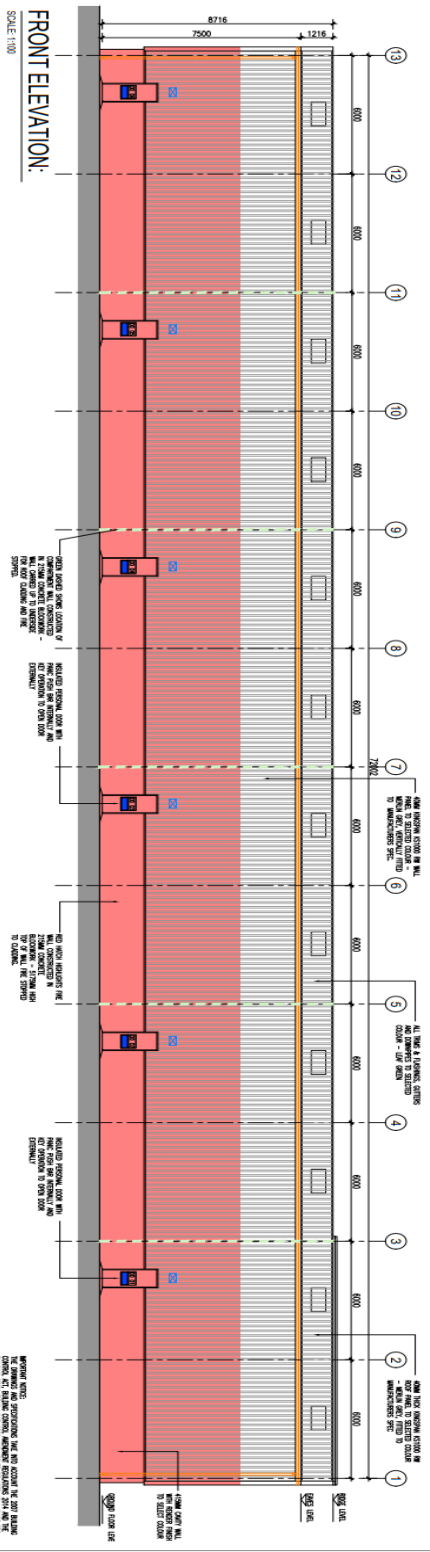
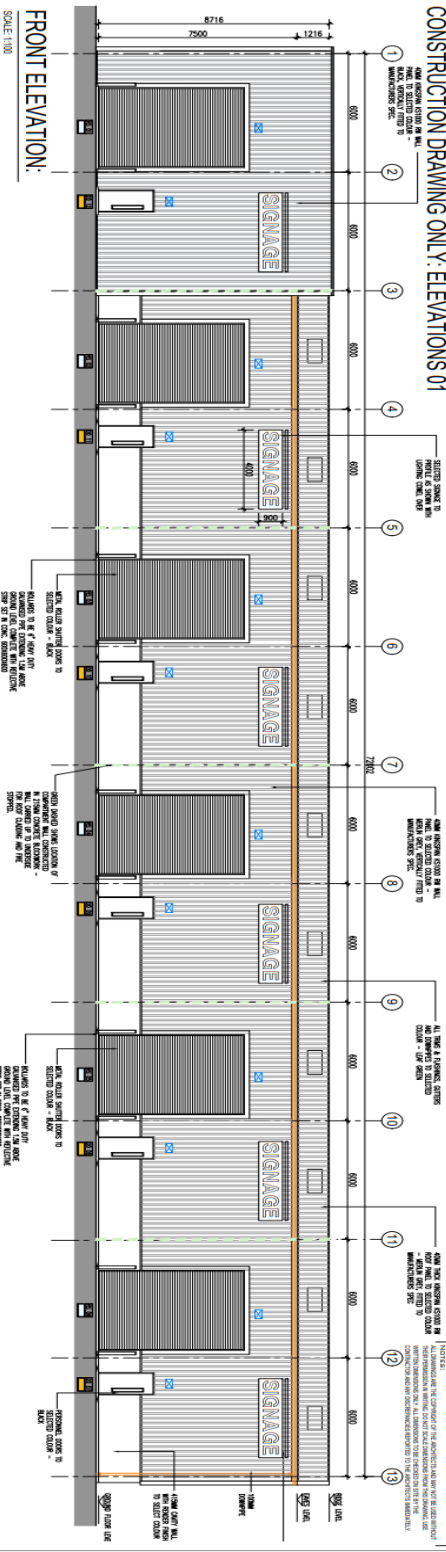
DATE: 1/1/2024

Scale: 1:100



FRONT & REAR ELEVATIONS

CONSTRUCTION DRAWING ONLY: ELEVATIONS 01



FINISHES & COLORS

FINISH	DESCRIPTION	COLOR
1	CONCRETE	GREY
2	BRICK	RED
3	PAINTED MASONRY	OFF WHITE
4	GLAZING	CLEAR
5	WOOD FINISH	NATURAL
6	ROOF FINISH	BLACK
7	GROUND FLOOR FINISH	CONCRETE

NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.
2. FINISHES AND COLORS ARE TO BE MATCHED TO THE PROVIDED SAMPLES.
3. DOOR AND WINDOW SCHEDULES ARE TO BE REFERENCED TO THE ARCHITECTURAL DRAWINGS.
4. ALL MATERIALS AND FINISHES MUST BE APPROVED BY THE ARCHITECT.
5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
6. THE FINISHES AND COLORS MAY VARY SLIGHTLY FROM THE SAMPLES DUE TO THE NATURE OF THE MATERIALS AND THE LIGHTING CONDITIONS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL EXISTING UTILITIES AND STRUCTURES.
8. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL DEBRIS AND WASTE.
10. THE CONTRACTOR SHALL MAINTAIN CLEAR ACCESS TO ALL FIRE ESCAPES AND EXITS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL NEIGHBORING PROPERTIES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PUBLIC UTILITIES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PRIVATE UTILITIES.

PREPARED BY:
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CLIENT: JOHN ROYCE LIMITED



**For further details contact the sole letting agents only,
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Selling Agent: Bobby Kehoe
Contact No: 085 7111540
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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