



For Sale By Tender
2 Ardcavan Business Park, Wexford



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Unit 2 Ardcavan Business Park, Wexford

Unit 2 Ardcavan Business Park is a prime & substantial end of terrace building and enjoys a large corner position within Wexfords most prestigious Business Park. The business park is home to Sam McCauley's, M J Floods, Kelly's Bakery, Enterprise Rent A Car, Co Wexford Library Services and Tusla.

Description:

The unit comprises of c. 7,200 sq ft. on ground floor which includes c. 600 sq ft. of offices with a further 600sq ft overhead. There is also a mezzanine level extending c.3,200 sq ft. there are 3 roller shutter doors and loading bay for the unit.

Total usable floor area is c. 11,000sq ft (1,021 sq m)

Outside: Ample car parking to the front and side. There is excellent potential to extend subject to the necessary permissions.

Tender:

Tender Documents Available on Request from Solicitors

Closing date for receipt of tenders Friday 2nd February at 3pm



BER: C2 No 800587032

Services: Water, sewerage, electricity, air conditioning and alarm system

Title: Registered in folio WX2481L

Guide Price: €230,000

Solicitor: Mr. Kieran Higgins,
McCullagh Higgins & Co., 1 – 2 Cois Mara,
Dungarvan, Co. Waterford

Email: Kieran@mccullaghiggins.com

Viewing: By Prior Appointment

Selling Agent:



The Quay & Quay Street, New Ross, Co. Wexford

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