

TO LET

Rent: €65,000 per annum

File No. d187.CM



Blackhorse Business Park, Sinnottstown, Drinagh, Wexford

- Substantial industrial/office premises extending to c. 1,338 sq.m. / 14,402 sq.ft.
- Industrial space - c. 906 sq.m. / Offices - c. 290 sq.m. (net areas)
- Occupying a level site with much potential extending to c. 1.23 hectares / 3.10 acres
- Pivotal location with easy access to Wexford's Ring Road / N25 /M11 & the International Ferry Port - Rosslare Europort.
- Adjacent to Drinagh Retail Park, McDonalds, Meadows & Byrne, Kelly's Café, Harry Corry, Leisure Max, etc.
- To arrange a suitable viewing time contact the sole letting agents Kehoe & Assoc. at 053 9144393 or email sales@kehoeproperty.com



**Kehoe
& ASSOC.**



GENERAL DESCRIPTION: We understand the subject property was constructed in the 1970's. It comprises a commercial building with a mix of industrial and office space, in total extending to c. 1,338 sq.m. At ground floor level there is 1,166 sq.m. and an additional 172 sq.m. at first floor level. This building offers a good balance between warehouse accommodation, office, canteen, w.c.'s, etc. It occupies a prominent site extending to just over three acres. Sinnottstown is an important link road between the Rosslare road and the Coolballow road, adjacent to Wexford's Ring Road on the southern outskirts of Wexford Town. The property benefits from extensive frontage onto the public road and dual vehicular access points.

Industrial space - c. 906 sq.m. / Offices - c. 290 sq.m. (net areas)



ACCOMMODATION

Entrance Sales Office	5.63m x 5.51m	
Computer Room	5.65m x 5.51m	
Ladies W.C.		
Store	5.64m x 4.47m	
Old Lab	6.97m x 4.03m	
Gents W.C.		
Store Room	6.11m x 3.40m	
Inner Store	17.03m x 9.50m	
Marketing Room	5.86m x 3.30m	
Archive Room	6.13m x 3.40m	
Sample Room	7.42m x 5.59m	
Stairs to first floor		
General Manager's Office	5.61m x 5.48m	
Customer Service Office	7.75m x 5.68m	
W.C.		
Accountant's Office	5.59m x 5.24m	
Canteen	6.16m x 5.37m	
Warehouse No. 1	27.86m x 11.82m (c. 323 sq.m.)	Roller shutter door
Warehouse No. 2	27.71m x 11.58m (c. 322 sq.m.)	Roller shutter door

Boiler house accommodating oil burner for central heating system

TOTAL FLOOR AREA: c. 1,338 sq.m. / 14,402 sq.ft.





Features

- c. 3.1 acre site
- 14,402 sq.ft. of accommodation
- Mix of office & industrial

Services

- Mains water
- Mains sewerage
- Mains drainage
- 3-Phase ESB
- OFCH

Outside

- Extensive parking
- Dual vehicular access
- Hardstand area to rear.
- Level site
- Expansion opportunity

Video Overview on You tube: Former Sarstedt, Sinnottstown, Drinagh, Wexford

Local Authority Rates: The Valuation Office reference no. is 2009191. The Net Annual Valuation (NAV) of this property is 61,300. The Annual Rate on Valuation (ARV), determined by Wexford County Council, in 2021 is 0.246. Therefore the current annual rates figure for this premises is €15,080.

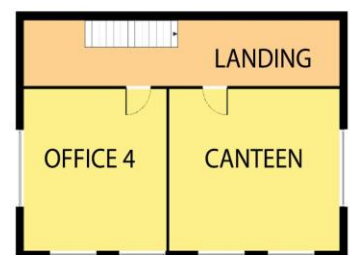
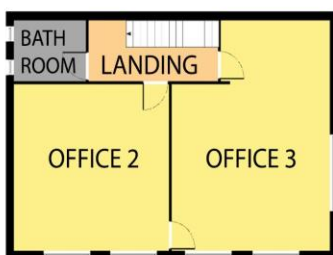
Directions: In Wexford Town proceed out the Rosslare Road (R730), passing the IDA Industrial Estate on the right-hand side. Turn right at McDonalds, up Sinnottstown Lane. The property for sale is approximately 200m on the right-hand side



GROUND FLOOR



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.



Building Energy Rating (BER): D1
BER No. 800737330
Performance Indicator: 357 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents only.
Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

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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. PRSA No. 002141