

TO LET

FERNDALE MEDICAL CENTRE COOLCOTTS, WEXFORD RENT ON APPLICATION

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS

File No. d394.CM



- ❖ Purpose built surgery/medical offices situated at Ferndale Medical Centre at Coolcotts, adjacent to Coolcotts Shopping Centre.
- ❖ This development will comprise a new build two-storey structure with a pharmacy at ground floor level and medical surgery / medical offices at first floor.
- ❖ The area available to let extends to c. 285 sq.m. and includes stairs, lobby and surgery.
- ❖ Ferndale Medical Centre represents an ideal opportunity to medical professionals to locate in this well established, highly-populated and expansive residential location.
- ❖ Flexible lease terms available – contact the sole letting agents, Kehoe & Assoc. at 053 9144393 or by email; info@kehoeproperty.com



Kehoe & Assoc.

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FERNDALE MEDICAL CENTRE COOLCOTTS, WEXFORD

Location: The subject development is situated adjacent to Coolcotts Shopping Centre, close to Wexford Town Centre. This is an excellent location within easy walking distance of Wexford General Hospital, Wexford County Council Offices & The Department of Environment Offices. There are multiple housing developments in the immediate locality including; Newlands, Ferndale, The Grove, Ashfield Drive, Carricklawn, etc. this is a well-established, popular location with large volumes of residential units in the immediate vicinity. It is located close to the Newtown Road and only 5 minutes' drive from Wexford Town Centre. There is easy access to the N11 / N25 and Wexford's Ring Road Network. This area is approximately 10 minutes driving distance from the M11 Motorway connection at Oilgate Village.

General Description: The subject development will comprise a new build two-storey commercial construction with a pharmacy at ground floor level and medical centre/surgery/ medical offices at first floor level. The total area of the building is c. 415 sq.m. The area available to let is c. 285 sq.m. /3,068 sq.ft. Specification and completion details are subject to negotiation. This development represents an exceptional opportunity for medical professionals to locate in this very well populated and expanding residential area.





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**FURTHER DETAILS: Contact the sole letting agents,
Kehoe & Assoc. 053 9144393
Email: info@kehoeproperty.com**

PSRA No. 002141



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