

TO LET

**UNIT K5C, KERLOGUE BUSINESS PARK ,
ROSSLARE ROAD, WEXFORD**
AMV: €24,000 p.a. (Exclusive of VAT)

**Kehoe
& ASSOC**

File No. B974.C.CM



- Excellent business park premises extending in total to c. 553 sq. m. / 5,951 sq. ft.
- Located in the fully occupied and successful Kerlogue Business Park
- Situated in an excellent location on the Rosslare Road, close to Wexford town.
- This unit is equipped with an automatic roller door and an inside shutter on the pedestrian door, rear store and two W.C's.
- Unit K5 C presents a large ground open plan area of c. 378 sq. m. and additional 175 sq. m. at mezzanine level.
- To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393 or email info@kehoeproperty.com



Kehoe & Assoc.

Commercial Quay, Wexford. Tel: 053 914439

Email: info@kehoeproperty.com.

Website: www.kehoeproperty.com

LOCATION

Kerlogue Business Park is directly fronting the R730 less than 5 minutes' drive from Wexford town centre. This location has high volumes of passing traffic daily and the unit is surrounded by active businesses such as Menapia Motors, Zurich Insurance, Tubs & Tiles, Heat Merchants and Bass Gym.

Rosslare Europort, Ireland's gateway to Europe is 15 minutes' away with Dublin City 1 hour 30 minutes' drive away. The N25 heading west towards Waterford and Cork at the New Ross Road Roundabout is less than 10 minutes from this location.

GENERAL DESCRIPTION

Unit 5KC Kerlogue Business Park extends to c. 553 sq. m. / 5,951 sq. ft. and is equipped with an automated roller door and an inside shutter on the pedestrian door, large open plan area, a rear store and two W.C. This unit has an extensive mezzanine area extending to 175 sq. m. / 1,883 sq. ft. This large unit provides excellent eaves height and is fully equipped with a security alarm.

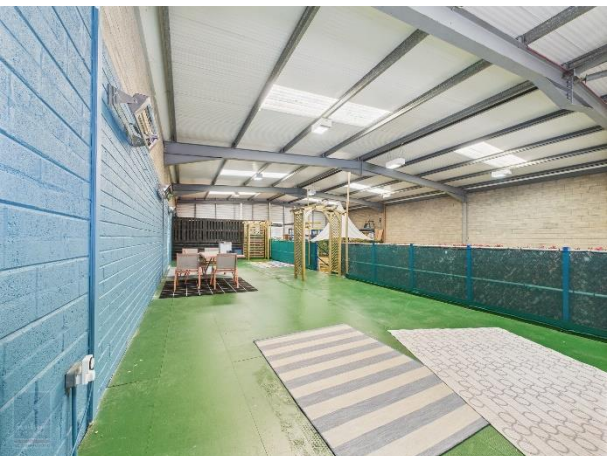
This unit has ample external parking facilities and is suitable for a wide range of businesses.

ACCOMMODATION

Total Floor Area **c. 553sq.m. / 5,951 sq.ft.**

Mezzanine 1	5.00m x 15.00m
Mezzanine 2	14.80m x 6.80m
Ground Floor	14.80 x 25.50m





NOTE: The lessee will be responsible for VAT, service charge, local authority rates and all usual outgoings.

SERVICES: Mains water, mains drainage, ESB.

LOCAL AUTHORITY RATES: We understand the commercial rates figure is region €4,700.

DIRECTIONS: In Wexford Town proceed down commercial quay and continue up Trinity Street for approximately 2 kilometres. Kerlogue Business Park is on your right-hand side just after Wexford Volkswagen Centre. Unit K5C can be found in the second access road approximately halfway down on the left ('To Let' signage).



Building Energy Rating (BER): C1. BER Number: 801067299

VIEWING:

Strictly by prior appointment with the sole selling agents.

Selling Agent: Colum Murphy

Contact No: 0872492510

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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

