

TO LET

INDUSTRIAL UNIT AT BALLYCRONIGAN, KILRANE, ROSSLARE HARBOUR, Co. WEXFORD

Rent: €18,000 P.A.

FILE NO. E284.BK

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS



- ❖ Industrial unit extending to c. 250 sq. m. / 2,691 sq. ft., suitable for a wide range of commercial and light industrial uses.
- ❖ Located just 1.8km from the N25 at Kilrane Village, 3.5km from Rosslare Europort and 18.3km from Wexford Town.
- ❖ The unit is positioned within a secure site extending to c. 0.31 hectares / 0.77 acres.
- ❖ Fully enclosed yard with large entrance gates providing ample space for HGV turning, loading and external storage.
- ❖ Flexible lease terms available and ready for immediate occupation.
- ❖ To arrange inspection, contact the Sole Letting Agents Kehoe & Assoc. email info@kehoeproperty.com or 00353 53 9144393.

Location

The property is located at Ballycronigan, Kilrane, Rosslare Harbour, County Wexford, just 1.8km from the N25 at Kilrane Village and 3.5km from Rosslare Europort. This is a highly accessible commercial location with immediate connectivity to the N25 national route serving Wexford, Waterford and Cork and the N11 and M11 roads network offering direct access to Gorey, Wicklow and Dublin City.

Rosslare Europort continues to expand its freight and passenger capacity and is now one of Ireland's principal gateways to the United Kingdom and mainland Europe. Current services include Fishguard and Pembroke Dock in Wales, regular French links to Cherbourg, Dunkirk and St. Malo, and direct sailings to Bilbao and Santander in northern Spain.

A growing freight service also operates to Zeebrugge in Belgium. These routes significantly enhance the logistics potential of the southeast region and make this location particularly suitable for businesses involved in transport, storage and distribution.





Description

The property comprises an industrial unit extending to approximately 250 sq. m. / 2,691 sq. ft., set on a private secure site extending to c. 0.31 hectares / 0.77 acres. The building is divided into three internal sections, one of which includes a mezzanine storage area. There are two sliding door access points.

The yard is fully enclosed with large entrance gates and provides ample space for HGV turning, loading and external storage. Services include electricity, water and a septic tank on site, with a W.C. capable of being reinstated. Fibre broadband is available in the area. Two timber constructed office buildings are located on site. Please note, these office buildings are currently in poor repair and require refurbishment.

This is a well located and practical commercial holding suitable for a wide range of commercial and light industrial uses. The combination of a secure yard, flexible internal layout, and proximity to Rosslare Europort and the national road network makes this an ideal base for operators involved in logistics, storage, transport or port-related activity.

Key Features

- ❖ Industrial unit extending to c. 250 sq. m. / 2,691 sq. ft.
- ❖ Only 3.5km from Rosslare Europort
- ❖ Three internal sections with mezzanine storage area
- ❖ Two sliding door access points
- ❖ Secure site extending to c. 0.31 hectares / 0.77 acres
- ❖ Yard suitable for HGVs, rigid trucks, vans and storage
- ❖ Excellent access to the N25 and N11 national road networks

Please Note

The tenant will be responsible for rates, insurance and all usual outgoings.

BER

This property is exempt from the BER scheme and does not require a BER as it is an industrial building not intended for extended human occupancy with a low installed heating capacity (≤ 10 W/m²)

Services

- ❖ ESB
- ❖ Mains water
- ❖ Septic tank on site
- ❖ WiFi available

Rates

We understand the rates figure on this unit for 2025 was €1,510.

Directions

From Wexford Town continue along the quay and proceed along the R741 towards Drinagh. At the first roundabout take the first exit onto the N25 towards Rosslare. At the second roundabout take the second exit to stay on the N25. In 5.7km take a right turn at Culleton's of Kilrane. In 1.5km, at the four crossroads, turn left and the property is 250m down this road on the left ('To Let' signage). **Eircode: Y35 EF88**







Building Energy Rating (BER): EXEMPT

VIEWING: Strictly by prior appointment with the sole letting agents.

Auctioneer: Bobby Kehoe

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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