

Lisney

FOR SALE/TO LET

UNIT C, WATERFORD ROAD BUSINESS PARK,
NEW ROSS,
CO. WEXFORD



01-638 2700

- Excellent detached industrial unit of approximately 5,285 sq.m. situated on a site of 0.9 hectares.
- Single storey office accommodation of 195 sq m.
- Situated on the N25 Waterford Road, adjacent to New Ross Port on the outskirts of New Ross..
- Clear internal height ranging from 6.25 metres to 5.15 metres.
- Fully enclosed yard providing a large marshalling and loading/unloading area.



LOCATION

Unit C is located within Waterford Road Business Park on the outskirts of New Ross town accessed via the N25 Waterford Road and adjacent to New Ross port. New Ross is located approximately 155 km south of Dublin, 35 km to the west of Wexford, 40 km west of Rosslare Europort and approximately 25 km north of Waterford.

PROPERTY

Unit C comprises of a detached industrial facility of steel frame construction with a mixture of architectural metal cladding and concrete block walls to 3 metres under a double skin metal deck roof incorporating approximately 30% translucent roof lights. The warehouse which is accessed via 3 up and over roller shutter doors has the benefit of a floated concrete floor, high bay sodium lighting, a compressed air line, is fitted for a gantry crane and has a clear internal height ranging from 6.25 metres to 5.15 metres.

The ground floor offices have the benefit of plastered and painted walls, a timber covered concrete floor, suspended acoustic tiled ceiling with recessed lights, double glazed aluminium windows and doors throughout, partial data trunking and oil fired wall mounted radiators. There is a concrete mezzanine above the offices, which is currently used as an additional storage area.

The site, which extends to approximately 0.9 hectares (2.23 areas), provides ample parking with a fully enclosed yard providing excellent marshalling and loading/unloading area.

SERVICES

We understand all main services are supplied and connected to the premises and is fully fitted with intruder and fire alarm systems, w.c. and kitchenette facilities.

ACCOMMODATION

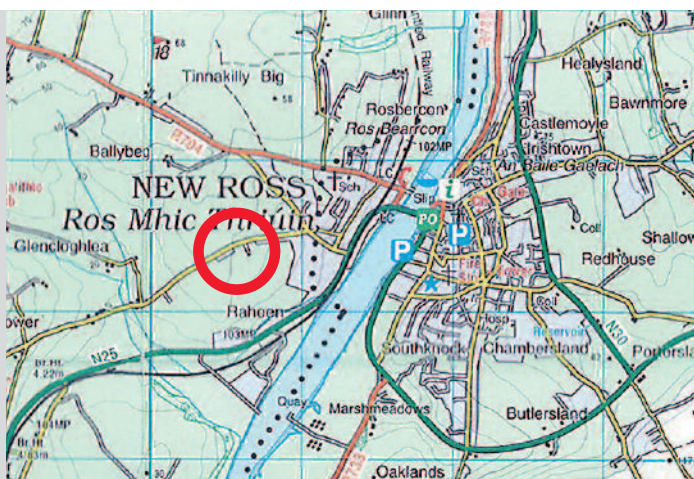
Description	Sq.M.
Warehouse	4,895
Office	195
Mezzanine	195
Total Gross External Area	5,285
Site Area	0.902 hectares

PRICE / RENT

€1,750,000 to purchase and €115,000 per annum to lease, open to offers. The quoting terms are exclusive of local authority rates, service charge, insurance, VAT, stamp duty and all other outgoings.

VIEWING

For further information or to arrange a viewing please contact: **Keith Begley** on 01-638 2493 email: kbegley@lisney.com or **Cathal Daughton** on 01-638 2737 email: cdaughton@lisney.com.



Ordnance Survey Ireland Licence No. AU 0002110. Copyright Ordnance Survey Ireland/Government of Ireland.

An independently owned and operated member of the




ST. STEPHEN'S GREEN OFFICE
 24 St. Stephen's Green, Dublin 2
 Tel: +353 1 638 2700
 Fax: +353 1 661 5086
 Email: dublin@lisney.com

OTHER OFFICES
 5 Linenhall Street, Belfast BT2 8AA. Tel: +44 2890 501 501 Fax: +44 2890 501 505
 Email: property@lisney-belfast.com
 1 South Mall, Cork. Tel: +353 21 427 5079 Fax: +353 21 427 2405
 Email: cork@lisney.com

Lisney for themselves and the Vendor/Lessor whose Agents they are give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor and none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 3. The particulars, various plans, photographs, dimensions, references to condition and permissions for use and occupation are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending Purchasers or Tenants should satisfy themselves by inspection or otherwise as to correctness of each of them. No omission, accidental error or misdescription shall be ground for a claim for compensation nor for the rescission of the contract by either the Vendor/Lessor or the Purchaser/Tenant. 4. Neither the Vendor/Lessor nor Lisney nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property. 5. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.