

**FOR SALE**  
BY PRIVATE TREATY

# FORMER MANUFACTURING FACILITY ON 8.9 ACRES

## INCH, GOREY, CO. WEXFORD



### KEY BENEFITS:

- Facility & Buildings: 70,330 sq. ft. (6,534 sq. m.).
- Former Manufacturing Facility on c. 8.90 Acres (3.6 HA).
- c. 4 acres of expansion lands to the rear.
- Existing shared access from former N11 (R772).
- Existing short-term income.
- Established Industrial / Commercial use.
- Includes certain Plant & Machinery.
- Highly accessible to M11 Motorway (Exit 21), Arklow & Gorey

**FULL INFORMATION PACK  
AVAILABLE ON REQUEST**



**Lavelle Commercial Property**  
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Copy Aerial View (For Identification Purposes Only)

### LOCATION

- The property is located in the townland of Inch in North Wexford, close to the border of Wicklow fronting onto the R772 (Formerly N11).
- The property is located beside Tirlán Agri Branch.
- The property is located 7 km south of Arklow & 10 km north of Gorey.
- The M11 Motorway is located close by at Gorey North (Exit 22) or Arklow South (Exit 21).
- The village of Inch with petrol station, convenience store and other local services is located close by.
- Eircode: Y25 W894.

### Travel Times:

| Destination            | Drive Time   |
|------------------------|--------------|
| Gorey                  | 14 mins      |
| Arklow                 | 10 mins      |
| M11 Motorway (Exit 21) | 4 mins       |
| M11 Motorway (Exit 22) | 5 mins       |
| Dublin (Red Cow)       | 57 mins      |
| Rosslare Harbour       | 56 mins      |
| Waterford              | 1 Hr 14 mins |



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### PROPERTY DESCRIPTION

- Former Manufacturing Facility providing factory building, offices, storage/warehouse space and concrete yard with undeveloped agricultural lands to the rear.
- Total Site Area: c. 8.9 acres (3.6 Ha) (to include c. 4 acres of undeveloped expansion lands).
- The property is accessed via a legal right of way over the main access road into the facility & rear undeveloped lands.
- The former production facility is laid out in various interconnecting buildings to provide warehouse space, offices, production areas, staff facilities and storage area. The storage area has the benefit of 6 dock levellers.
- Part of the property currently generating c. €18,000 per annum.

Accommodation: (Gross External Area)

| Building               | Size Sq. Ft.  | Land Area (acres) |
|------------------------|---------------|-------------------|
| Manufacturing Facility |               |                   |
| Storage Area           | 13,203        |                   |
| Balance                | 57,127        |                   |
| <b>Total:</b>          | <b>70,330</b> | <b>4.90</b>       |

Surplus Ag. Lands: **4 acres** (expansion lands).

### Zoning

Outside any zoned area.  
Established Industrial/Commercial use.

### Services

Interested parties to make their own enquiries.

### Title

Freehold / Long Leasehold Title

Access via legal right of way over main access road onto the site.



### Price

On Application

### Viewing

Strictly by appointment only.

### BER

BER Rating: E2

BER No: 801064825

### Plant & Machinery

Sale will include certain Plant & Machinery



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