Ref: 8897

BARNLANDS, GOREY, CO. WEXFORD

QUINN PROPERTY

www.quinnproperty.ie

CONVENIENTLY LOCATED COMMERCIAL/LIGHT INDUSTRIAL UNIT TO LET

QUINN PROPERTY are delighted to present to the market this commercial/industrial unit for lease. An excellent opportunity to lease a versatile, commercial premises extending to approximately 330 m². (3,596 sq.ft.) in the Barnland, Gorey, Co. Wexford. Strategically positioned only a short drive from Gorey Town, this property benefits from excellent accessibility without the congestion of a town-centre location. This commercial property benefits from a well-connected position, less than 5km from the M11 junction, Dublin can be reached within 90 minutes and Wexford Town within 50 minutes. The site offers a large yard providing ample parking, easy vehicle access, and a practical setting ideal for commercial, logistics, production, or light industrial use.

Previously configured as a pack house with approved change-of-use documentation for a health food processing unit, this property offers flexible accommodation suitable for a wide variety of commercial, production, storage, logistics, workshop, and specialist food-related uses.

The building benefits from generous internal open-plan space together with office, canteen, storage, and circulation areas, making it ideal for businesses seeking a ready-to-adapt operational facility. The open-plan nature of the building also lends itself to, Studio workspace, Fitness or training facilities, Craft production units, Shared commercial workspace, Innovation or startup hub.

Accommodation:

Ground Floor		
Entrance Hall	6.7m x 1.1m	Tiled Flooring
Office 1:	3.2m x3.0m	Tiled flooring
Ladies showers:	4.7m x3.2m	Tiled flooring, 2x shower cubicles
WC:	1.7m x1.4m	Tiled flooring, WC, WHB
Gents showers	5.0m x3.7m	Concrete flooring, 2x shower cubicles, boiler house
Open Plan area 1 (to front)	12.3m x7.2m	Concrete flooring, stairs to first floor, roller door
Open plan area 2 (to rear)	17.4m x 12.1m	Concrete flooring, roller door, pedestrian door, fire exit door
First floor:		
Landing:	2.8m x 1.7m	Linoleum flooring, shelving
Kitchenette:	3.4m x 2.3m	Linoleum flooring, fitted waist high and eye level kitchen units, electric hob
Office/Store:	4.8m x 4.3m	Timber flooring
Attic Store:	5.0m x 3.9 m	Timber flooring

SERVICES & FEATURES:
Private Septic Tank
Shared Well
Premises Extends To 330m² / 3,596 sq.ft.

Flexible open-plan industrial/ commercial layout
Suitable for food production, light manufacturing, warehousing, distribution, workshops, and creative commercial use
Dedicated office and staff canteen areas
Existing internal corridor and ancillary storage
Excellent accessibility within the Gorey area

GPS Coordinates: 52.709332, -6.296741

R.O.A.

QUINN PROPERTY
www.quinnproperty.ie

Gorey: 053 94 80000
Email: sales@quinnproperty.ie

Carnew: 053 94 26234
Email: info@quinnproperty.ie

The above particulars are issued by **QUINN** PROPERTY on the understanding that any negotiations whatsoever concerning the property are conducted through **QUINN** PROPERTY. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.