

FOR SALE BY PRIVATE TREATY

CS/896

**CIRCA 1.65 ACRES OF DEVELOPMENT LAND AT
25 LOUGH YOAN ROAD,
KILLYHEVLIN INDUSTRIAL ESTATE,
ENNISKILLEN. BT74 4EJ**



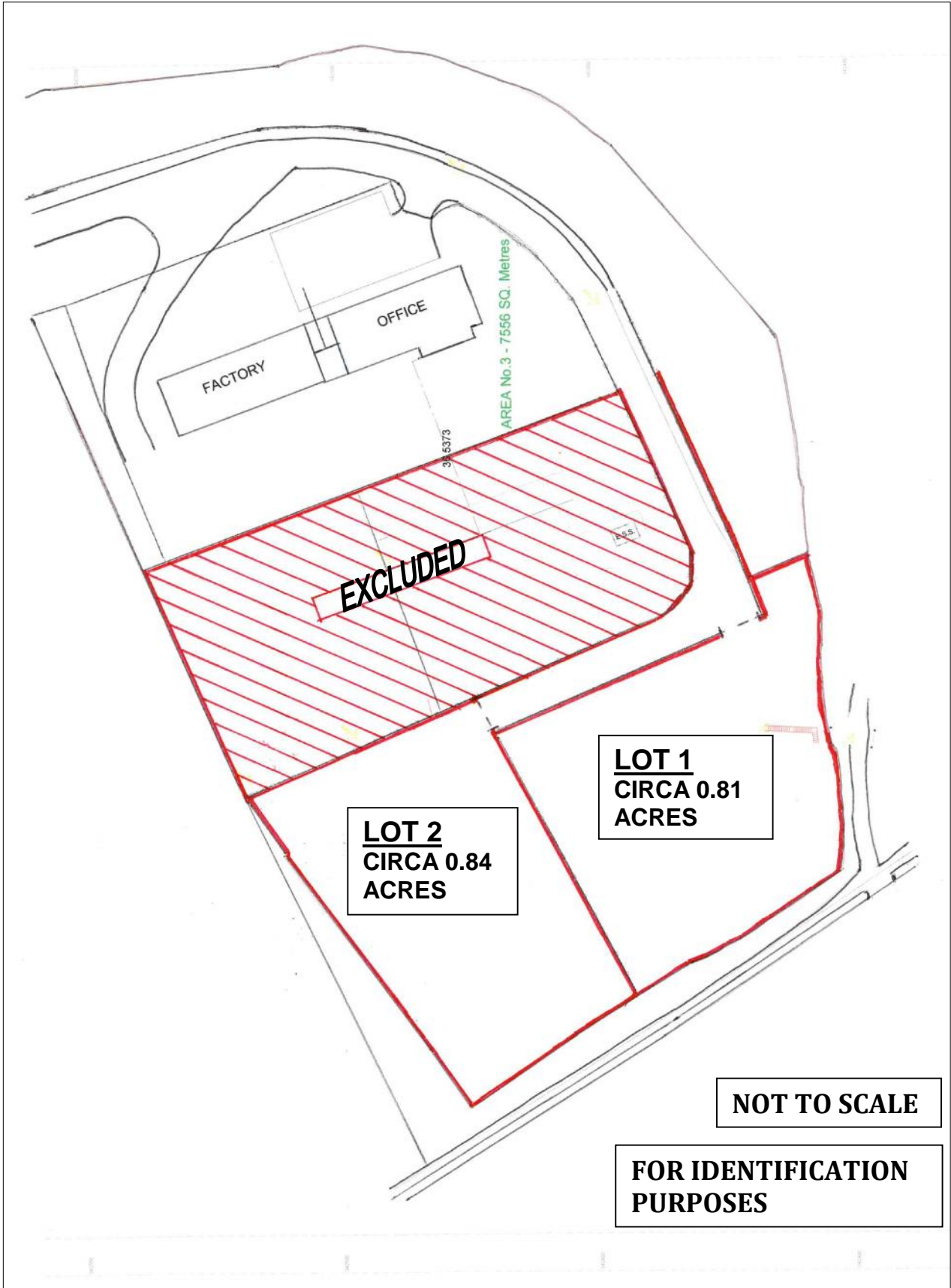
The subject land is located at the Southern end of the Killyhevlin Industrial/Commercial Complex abutting the A4 Enniskillen to Belfast routeway.

- *The site which extends to circa 1.65 acres in total is located within the Enniskillen Boundary of Permitted Development and Zoned for Industrial purposes. * Note a number of the enterprises in the complex have mixed commercial uses.*
- *The total area under consideration may be sub divided into individual lots or combined. Lot 1: 0.81 Ac. : Lot 2: 0.84 Ac.*
- *The parcel of land offers excellent development potential for any interested party pending Statutory Approvals.*
- *3 Phase Electrical, mains water and drainage available.*
- *Location and Site Maps attached for Identification purposes.*

Viewing: Strictly by appointment with Agent.

GUIDE PRICE FOR TOTAL AREA - £360,000

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