

For Sale

**12 Donore Business Park,
Drogheda,
Co. Louth.**



Description:

The subject property comprises an end unit in a light industrial estate. There are roller shutter doors to the front elevation. The construction of the property is steel frame with double skin Kingspan cladding with a concrete block wall to 2.5 metres. The height is approx 13 metres to the eaves.

The unit comprises a large open plan shop floor to the ground floor and first floor. There is a reception area, ladies and gent's toilets, and meeting room to the ground floor with 3 No. offices to the first floor. There are excellent car parking facilities with 12 on site spaces provided to the front elevation.

Location:

The property is situated in the Donore Business Park, Drogheda, Co. Louth. The surrounding area is a large industrial and commercial environment.

Drogheda is positioned c.50 kilometres north of Dublin and is a major commercial centre servicing the Meath, Louth and North County Dublin areas. Identified in the Bacon report as being the main satellite town for Dublin, Drogheda's population projections for the year 2010 are 75,000 (Source: Louth County Manager).

Services:

All mains services are available to the property

Title:

For the purposes of this valuation it is assumed that the subject property is held by freehold title.

Town Planning:

The property is zoned EGZ 'to provide for the development of business and employment generating business activity which is primarily manufacturing, servicing orientated and whose retail output is ancillary to the primary use' as per the Drogheda Borough Council Development Plan 2005 - 2011.

Directions:

Take the Drogheda to Donore Road, turn left at the Donore Industrial Estate and the unit is on the left hand side just before the entrance to "Funtasia"

Price:

The guide price is €2,000,000

ACCOMMODATION:

The accommodation and approximate gross internal dimensions are as follows;

	Sq. ft.	Sq. m
Main Ground Floor	10,000	929
Ground Floor Offices	1,200	111.5
Mezzanine Level	8,040	747
Total	19,240	1,787.5
