

## For Sale/Lease

**Unit A 2 & B 2,  
Duleek Business Park,  
Duleek,  
Co. Meath.**



### Description:

The property comprises a semi-detached industrial unit. The retail/warehouse section measures 710 square metres (7,650 sq ft) approximately. There is a warehouse section to the rear of the retail unit which measures 768 M.Sq (8,280 sq ft) and an office area on the mezzanine floor above the retail section again measuring 768 square metres.

The warehouse section has 2 roller shutter door of 6.5 metres and the unit has an eave height of 8 metres approx. This is a new unit and is in a very presentable state, alarmed with 64 car parking spaces.

**Location:**

The unit is located in Duleek Business Park, which is approx. 8 km from the M1 motorway intersection, 12 km west of Drogheda and 50 km north of Dublin.

**Services:**

The mains services supplied and connected to each unit include electricity, water and drainage. It has 3 phase electricity and ample parking to the front of the unit.

There is a separate goods entrance

**Title:**

There is a Lease for 4 years 9 months available with the property.

**Zoning:**

The property is zoned E1 "to provide for industrial and related uses subject to the provision of necessary infrastructure" in the Meath County Development Plan 2001.

**Directions:**

Go from Drogheda on the R152 towards Duleek and the Duleek Business Park is on the right hand side of the road as you approach the Village.

**Price:**

Price guide €125,000 pa.

**Other:**