

For Lease

**Warehouse/Store at,
Courtlough,
Balbriggan,
Co. Dublin.**



Description:

There are three units in total, details listed below. The main unit has 5-foot high mass concrete wall and the roof has a double skinned finish. It has single-phase electricity supply and is secure with a concrete-yard surrounding the unit. This unit has an 18 ft roller door to the front. The sheds make ideal storage units.

Location:

Situated at Courtlough approximately 1-kilometre from the R132 roadway and is 1.50 miles south of Balbriggan. It is only 3 miles from the motorway (M1) intersection at Rowans Little.

Services:

Mains electricity connected and water is by way of well and sewerage by way of septic tank.

Title:

There is a lease available for a 4-year 9-month period with the property.

Zoning:

The property is zoned objective RU “to protect and provide for the development of agriculture and rural amenity” in the Fingal Development Plan 2005-2011.

Directions:

Take the old Balbriggan to Swords (R 132), turn left after approximately 10 kilometres and take the first right after the “shooting grounds”. The units will then be immediately on your left hand side of the road.

Price:

Price guide €4.5 per square foot.

Other:

Details of Units	Measurement	Total
Unit 1	65 ft by 50 ft	3,250 sq ft
Unit 2	60 ft by 35 ft	2,100 sq ft
Unit 3	32 ft by 14 ft	448 sq ft
Total		5,798 sq ft