

## For Sale

### EXECUTIVE OWN DOOR OFFICES Marley Business Park, Drogheda, Co. Louth



#### Description:

Spectacular state of the art office accommodation ideally located within minutes of both Drogheda town centre and the M1 motorway. Specification includes double glazing, suspended ceilings, lift access, recessed category 2 light fittings, gas fired central heating, fully finished common areas, plastered and painted walls, perimeter trunking and fire alarms.

#### DEVELOPMENT TOTAL:

1330.4 SQ M (14320 SQ FT) +40 Car Parking Spaces

**Location:**

Drogheda is approximately 50-kilometres north of Dublin and 100-kilometres south of Belfast. The town occupies a pivotal position in the North East and makes it an ideal location to position a business. The population of the Town is in excess of 30,000 and is expected to grow to 65,000 by the year 2015 (census 2002). There are 228,000 people within a 30-minute drive from the Town. The Offices are located off Marley's Lane on the south side of the Town, within easy reach to the Town Centre and close to the M1 motorway.

**Schedule:**

<b>GROUND FLOOR FRONT</b>	<b>UNIT 1</b>	<b>329.0 sq m</b>	<b>3541 sq ft</b>
<b>GROUND FLOOR REAR</b>	<b>UNIT 2</b>	<b>315.7 sq m</b>	<b>3398 sq ft</b>
<b>FIRST FLOOR FRONT</b>	<b>UNIT 1</b>	<b>359.0 sq m</b>	<b>3864 sq ft</b>
<b>FIRST FLOOR REAR</b>	<b>UNIT 2</b>	<b>326.7 sq m</b>	<b>3517 sq ft</b>

**Title:**

We understand that the Title is freehold

**Directions:**

From Drogheda, travel up The Donore Road, at the top of the road, take a right onto Marley's Lane. The subject development is off Marley's Lane.

**Price:**

€325 per square foot

**Other:****Please note;**

Receipt of these particulars implies an obligation to conduct all negotiations through this agency. The contents shall not be construed to form the basis of any contract. Whilst every care is taken in their preparation the agency will not hold it responsible for any inaccuracies contained therein.

Maps/plans/illustrations are for illustration purposes only and are not to scale