

## For Lease

**Warehouse at  
Tinure Business Park,  
Monasterboice, Drogheda,  
Co. Louth.**



### Description:

The warehouse is set out in one unit, which measures approximately 18 metres by 53 metres or 954 square metres (10,284 square foot). The unit has 1metre high mass concrete wall and single skinned finish. The unit has single-phase electricity supply; we understand that there is 3 phase electricity available in the business park. There is a concrete yard surrounding the building.

The unit also contains three roller shutter doors. There is approximately a 60 square metres area subdivided for the main warehouse and this area and contains an office, toilet area, kitchen and store on the ground floor with two offices and further store area on the first floor.

**Location:**

Situated at Tinure Business Park approximately 4 kilometres from the M1 motorway and approximately 10 kilometres north of Drogheda

**Services:**

The services (sewerage and water and electricity) are on mains.

**Title:**

There is a 4 year 9 month Lease available with the Unit

**Zoning:**

The property is in Zone 5 in the Louth County Council Development Plan, adopted 2003

**Directions:**

Travel north from Drogheda on the old N1 and pass Donegan's Pub on the right hand side of the road, take the first turn left after the Pub and go to Tinure Village, continue through the village for a further 600 metres and the Industrial Estate will be on your left hand side of the road.

**Price:**

Excess of €4.50 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.

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