

For Lease

**Warehouse at (Unit 7C)
Greenhills Industrial Village, Drogheda, Co Louth**



Situation

The unit is located adjoining Greenhills Industrial Village, Drogheda, Co Louth, adjacent to the Port and ideally suited to serve the European market. The proposed new rail line and the new Northern Cross Road onto the motorway will also service it. Drogheda is ideally suited as a telecentre and internationally traded services companies.

Drogheda is an expanding provincial town with a population in excess of 30,000, expected to rise to 75,000 by the year 2012 (Source; Louth Co Manager). It is 50 KM north of Dublin and 100 KM south of Belfast and enjoys the benefits of the new motorway.

Description

The property comprises a mid terraced unit in a light industrial estate. There is roller shutter doors to the front elevation .The construction of the property is steel frame with concrete block, cladding and steel sheets. The height is approx 3.5 metres to the eaves. It is a bright airy building with pedestrian exits to the front in addition to the main roller shutter door. There is an emergency exit to the rear of the building

The unit contains toilet facilities on the ground floor, which has natural lighting from skylights and measures 215 sq metres (2,300 sq ft).

Title

The unit is presently let out on a 4-year 9-month basis at a guide of €18,000 pa