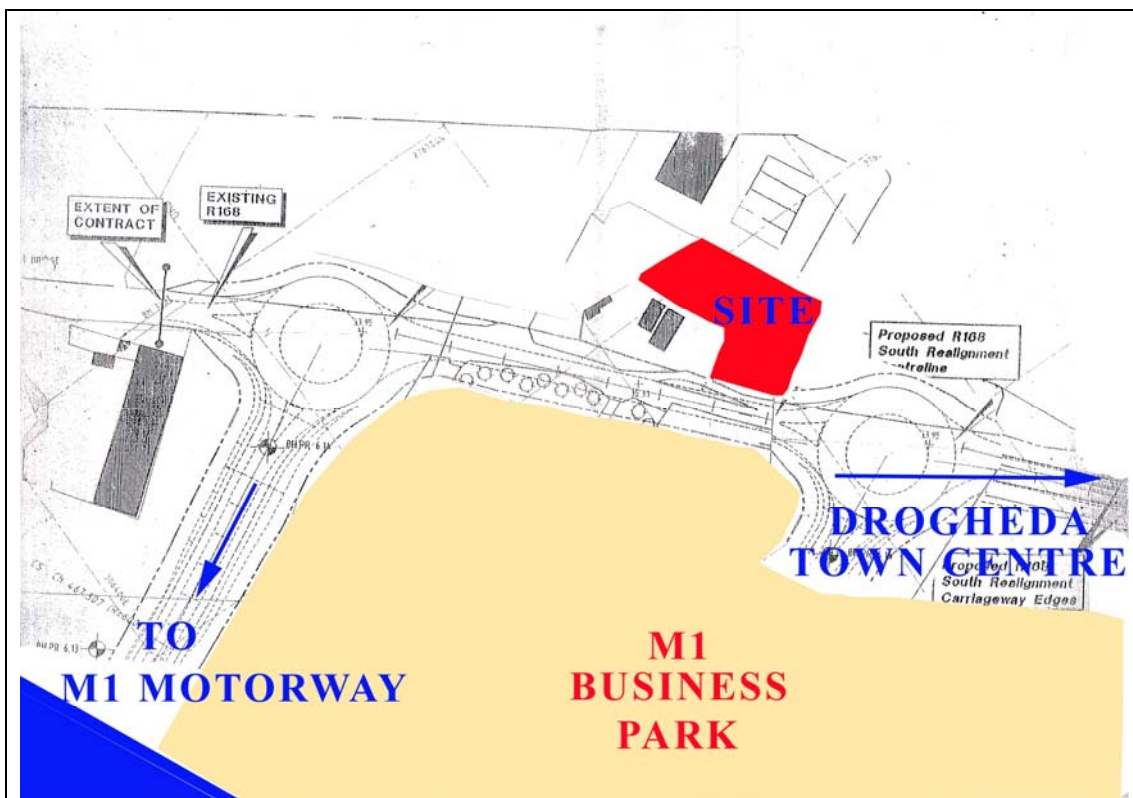


For Lease

Hardcore Yard and Sheds At
Waterunder,
Drogheda,
Co. Louth.



Description:

This subject property comprises of a secure hardcore yard within close proximity to the M1 motorway, approximately 300 meters from the Waterunder Interchange (Drogheda North), see enclosed map. The yard covers approximately 0.50 acre and is bounded by walls and security gates. The property contains two sheds measuring approximately 139 sq.m/1,500 sq.ft in total.

Location:

Drogheda is situated in the rapidly developing northeastern corridor between Dublin and Belfast and is experiencing unprecedented development particularly in the retail sector.

The Town has a population in excess of 30,000 people and there are 230,000 people within a 30-minute drive of the Town. Drogheda has benefited greatly from the improvements in infrastructure such as the M1 and there are further improvements proposed in this area.

Services:

Water and single phase electricity is connected to the unit, sewerage is by way of septic tank

Lease Terms:

A 12-month Letting Agreement is proposed.

Zoning:

It is zoned "Employment Generating Zone: (Premature Pending the Provision Of Services) To Provide for the Development of Business and Employment Generating Business Activity, which is primarily Manufacturing, Service Orientated and whose retail output is ancilliary to the primary use" in The Drogheda Borough Council Development Plan 2005-2011.

Directions:

From Drogheda, proceed up Trinity Street, continue on straight heading for the M1 motorway. You will come to a roundabout for The M1 Retail Park and the subject property is on the right hand side of the roundabout.

Price:

A 12-month Letting Agreement is proposed with a guide price of €25,000 per annum (Thirty Thousand Euro per annum).

Other: