

DUNDALK FOR BUSINESS:

Why choose Dundalk for your business? There are many reasons, foremost being our ideal location.

Strategically positioned on the East Coast of Ireland, lying approximately halfway between, and fifty miles from, the two largest cities in the island of Ireland - Belfast and Dublin - there is no better location for investment.

By locating in Dundalk you'll also benefit from lower overheads than if you were based in the cities. This, combined with competitive operating costs and availability of highly skilled labour, makes Dundalk extremely cost-competitive. Furthermore, the corporate tax regime here in Ireland is the lowest in Europe and continues to provide investors with a uniquely high return on their investment.



VIEWING: By prior appointment with sole selling agent DNG Duffy.

CONTACT:

Keith Duffy MIPAV, MCEI, MIPFMA

DNG Duffy

Park House, Park Street, Dundalk

T: 042 9351011

Email: keith@dngduffy.ie



dngduffy.ie

DNG Duffy for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) Any intending purchasers or tenants must not rely the descriptions, dimensions, references to condition or necessary permissions for use and occupation as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of DNG Duffy has any authority to make or give representation or warranty whatever in relation to this development.

DNG Duffy accept no liability (including liability to any prospective purchaser or lessee by reason of negligence or negligent misstatement) for loss or damage caused by any statements, opinions, information or other matters (expressed or implied) arising out of, contained in or derived from, or for any omissions from this brochure.



For Sale By Private Treaty

Units 26 & 27, North Link Retail Park, Coes Road, Dundalk, Louth

- Mezzanine floor
- All main services connected
- 6m high roller shutter door
- Central fire alarm system
- Individual toilet facilities
- Parking

DNG Duffy
T: 042 9351011



Units 26 & 27, North Link Retail Park, Coes Road, Dundalk, Louth

Asking Price

On Request

DESCRIPTION:

For sale in one or two lots, No.26 & 27 Northlink Retail Park, Coes Road, Dundalk (Tenant(s) to Relocate)

Units 26 & 27 are two separate units located in the North Link Retail Park, Coes Road, Dundalk. The portal framed buildings are located at the entrance of the old Coes Road. The units can be sold as one or two lots.

Unit 26 is a two storey structure comprising of an open plan store, small office, toilets and a small kitchen on the ground floor. There is a store/delivery area to the rear which has a partly double height ceiling to allow for deliveries and stock to reach the mezzanine floor. The mezzanine floor is not fully completed and is boarded up above the main ground floor entrance where a staircase should be fitted. There are two separate fire escape stairways. Access to the mezzanine floor is through the fire escape stairways. This unit comprises of 1,120 sq. m (12,055.58 sq. ft.) in total.

Unit 27 is also a two storey structure comprising of an open plan store, toilets and a small kitchen on the ground floor. There is a store/delivery area which has a double height ceiling for access to the mezzanine floor. The mezzanine floor comprises of an open plan store, an office and store area. This unit has two fire escape stairways. This unit comprises of 1,605.5 sq. m (17,281.45 sq. ft.) in total.

NorthLink Retail Park, located off the inner relief road midway between Dublin & Belfast and on the periphery of Dundalk's town centre, houses some of Dundalk's major retailers including Franks Furniture & Carpets, Colour Trend, Wogan Interiors, Bargain House & Sliderobes to name but a few. This road fronting unit is positioned at the main junction from the relief road to Marshes Avenue giving an immeasurable amount of passing traffic.

BER DETAILS:

BER: C1

BER No. 800550212

Energy Performance Indicator: Indicator: 973.9 kWh/m²/yr1.1

