

ZONING:

The site is zoned Retail, Recreational and Leisure under the Dundalk Development Plan 2009 - 2015. This is "To provide for retail warehousing and the sale of bulky goods where not more than 10% of the floor area is allocated to sale of small goods. The provision of strategic large scale retail development of significant scale and nature to draw from a regional catchment and to support the development of Dundalk as a regional shopping destination and the provision of large scale recreation and leisure facilities".

Uses permitted in principal are "ATM, B&B, Commercial Car Park, Car Showroom, Cash and Carry, Cinema, Conference Centre, Creche facility, Night Club, Drive through Fast food, Garden Centre, Light Industrial, Motor Sales/Repair, Retail Warehouse, Sports Facilities, Tourism Facility, Training Centre, Veterinary Surgery and Warehouse".

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 will 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:

Viewing by prior appointment with sole selling agent DNG Duffy.

CONTACT:

Keith Duffy MIPAV, MCEI, MIPFMA

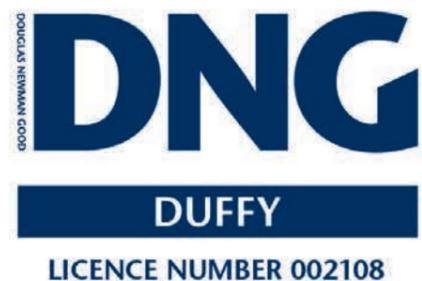
DNG Duffy

66 Clanbrassil Street, Dundalk, Co. Louth

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dng.ie



Messrs. 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) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them 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 Messrs. DNG Duffy has any authority to make or give representation or warranty whatever in relation to this development.

DUNDALK RETAIL PARK

Inner Relief Road, Dundalk, Louth



TO LET

- Over 100 car park spaces
- Secure compound yard
- Monitored CCTV and alarm systems
- External store
- Full height glazed front exterior
- Suitable for a wide variety of usages (subject to P.P)



DNG Duffy
T: 042 9351011



LICENCE NUMBER 002108

Dundalk Retail Park, Inner Relief Road, Dundalk, Louth

DESCRIPTION:

DNG Duffy offer for lease, this purpose built modern unit within secure compound comprising of showrooms, workshops and offices. The overall complex is contemporary in design with architectural cladding and wall glazing maximising the natural light into the showrooms. The complex is situated on a site area of c.0.655 hectares (c.1.62 acres) and has neighbours including Cumiskey's Garage, DKIT Sport Centre, KFC, Currys PC World, Sport Direct, Woodies and Omniplex to name a few.

High profile location on the edge of Dundalk town centre with extensive frontage to the Dundalk inner relief road connecting Dundalk to the M1 Motorway. The unit provides a total of 18,000 sq.ft. (1,672.26 m²) of retail warehousing enclosed in its' own compound with over 100 car park spaces and rear access. It also benefits from full planning granted for a front own entrance onto the main road.

The usage is wide and varied subject to planning permission.

BER DETAILS

BER: D2

BER No. 800556987

Energy Performance Indicator: 1006.91 kWh/m²/yr1.79

