

FOR SALE

Zoned and fully serviced commercial site of approx. 2.54 hectares (6.27 acres) with FPP for approx. 9,858 sq m (106,110 sq ft) at

Donore Road, Drogheda, Co. Louth



- Within easy access of Junctions 8 & 9 on the M1 (approx. 1.5 km) and Drogheda town centre (approx. 2 km)
- Approx. 30 minutes from Junction 3 on the M50 and just 122 km from Belfast
- FPP for approx. 9,858 sq m (106,110 sq ft) which can be sub-divided to provide units from approx. 860 sq m (9,257 sq ft)



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LOCATION

- The site is located on the northern side of Donore Road and to the rear of the East Coast Bakehouse approx. 2 km southwest of Drogheda town centre, approx. 1.5 km from the M1 (Junctions 8 & 9) and within approx. 30 minutes drive time of the M50 (Junction 3) and just 122 km from Belfast
- Approx. 30 minutes' drive time to Dublin Airport and the Port Tunnel
- Other occupiers in the locality include Funtasia Drogheda, Becton Dickinson & Company Limited, Irish Breeze Ltd., Flogas Natural Gas, Lidl and Eastcoast Bakehouse.

DESCRIPTION

- Rectangular shaped site totalling approx. 2.54 hectares (6.27 acres) with direct access onto Donore Road
- Fully secured by palisade fencing with gated entrance
- Full planning permission for a high bay commercial facility with 17m eaves which can be subdivided into 8 units from approx. 860 sq m

- Zoned under Objective EGZ (Employment Generating Zone) in the Drogheda Borough Council Development Plan 2011-2017 "To provide for the development of business and employment generating business activity, which is primarily manufacturing, service orientated and whose retail output is ancillary to the primary use."
- Close to all amenities in Drogheda (approx. 2 km to town centre)

Intending purchasers must satisfy themselves as to the accuracy of the site areas provided above.

SERVICES

We understand that all mains services are available to the subject site.

INSPECTIONS

All inspections are strictly by appointment through Savills.

PRICE

On application

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