

# REA

# GUNNE PROPERTY



Substantial commercial property with private carpark comprising c.1,587 sq.m. / 17,040 sq.ft. and suitable to a variety of uses.

## FOR LEASE

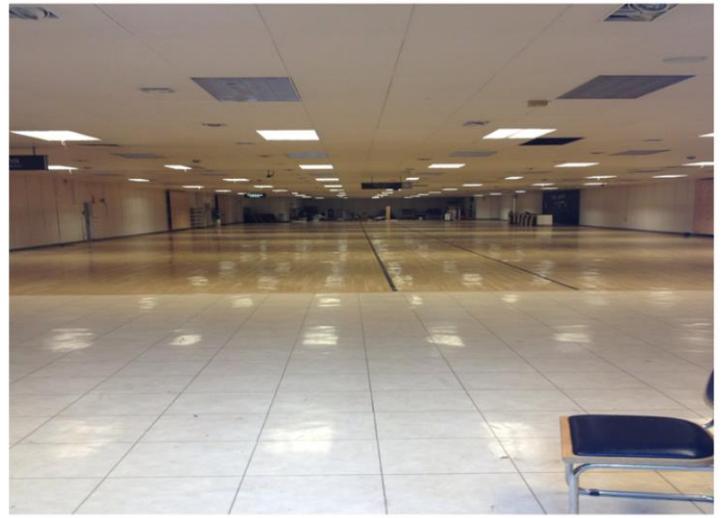
Landmark Commercial Premises,  
Park Street,  
Dundalk,  
County Louth.

Quoting Prices: €80,000 per annum to suitable end user/s



## DESCRIPTION & ACCOMODATION

This very unique high profile “Trophy Building” comprises c.1,587 sq.m. / 14,080 sq.ft. and currently presents itself, for the most part, as a large open plan commercial space with ancillary storage, offices and delivery facilities to the rear. The entire occupies a private c.0.55 acre site in the heart of Dundalk town centre. By virtue of the fact that the property also benefits from a private carpark and has unrivalled road frontage onto Park Street, Riverlane and the Ramparts road, the property can therefore be subdivided if required into a variety of commercial uses (STP) for suitable end users or is also generally ready for immediate occupation with all main services connected and already laid out and fitted to accommodate a qualified single end user.



**Interior photograph of main commercial area**



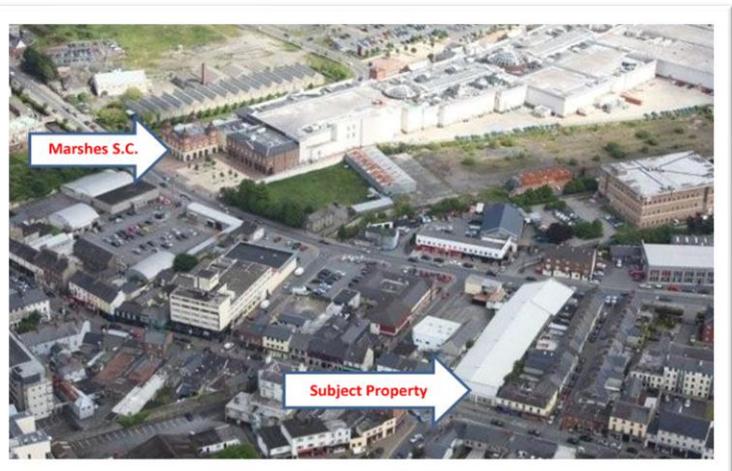
**Rear of main building onto the Rampart's road**



**Private Car park accessed off Riverlane**

## LOCATION

The subject property is located in the heart of Dundalk and enjoys substantial frontage onto both Park Street and the Ramparts road, which are two of the busiest streets in the town. Park Street is the main vehicular thoroughfare for Dundalk Town Centre and the Ramparts road provides direct access to the highly acclaimed “Marshes Shopping Centre”, a modern development with a high occupancy rate and excellent tenant mix including numerous branded retailers, a large food court and is anchored by “Dunnes Stores” and “Pennys”, making it a well established destination and on a continual basis, adding to the footfall in the immediate area. The main access road for vehicular connectivity between the two is via Riverlane where the subject property has its carpark and the majority of this road frontage also.



**The subject property is within short walking distance to the Marshes Shopping Centre in the Heart of the Town.**

## ABOUT DUNDALK

Dundalk, which is the administrative capital of the North East and the principal commercial centre of Co. Louth, is strategically located midpoint between the two capitals and on the eastern economic corridor. With a population of approximately 42,350 persons according to the 2016 Census, Dundalk and its environs encompasses a catchment of over 110,000 within a 20 Km distance and is home to the highly acclaimed “Dundalk Institute of Technology”. The Town’s strategic location is further enhanced by the existence of pivotal infrastructure including the M1 Motorway, an inner relief road, excellent rail services including the “Enterprise”, numerous Port access including a deep port at Greenore and superb telecommunications which have made Dundalk a highly desirable location for numerous multi-national companies in International and financial services, engineering and technology based sectors such as Xerox, PayPal, ABB, Prometric, National Pen, PetSafe, Activas, Warner Chilcott and also numerous home grown indigenous businesses such as Irish Life, Digiweb, Boylesports, Ovelle, Horseware, Intact, Multihog and the Great Northern Distillery, all of which contribute to the town’s local retail economy.



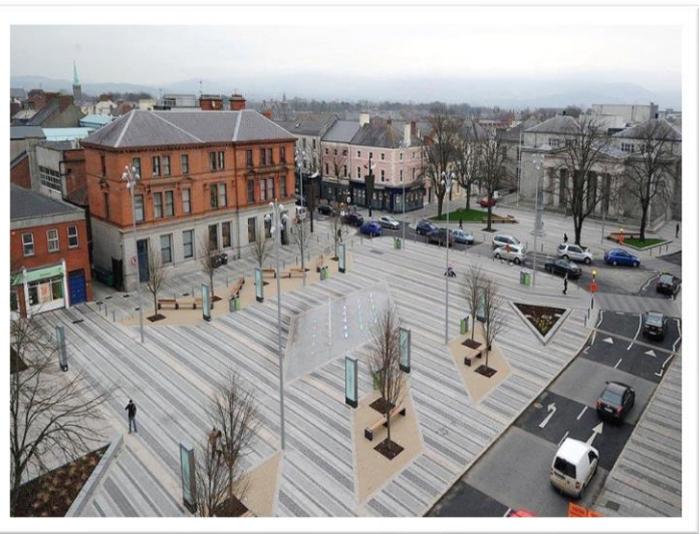
**Dundalk Institute of Technology (DKIT)**



**Crowne Plaza Hotel**



**Dundalk Stadium**



**Market Square**



## QUOTING PRICE

€80,000 per annum as single letting to include a "change of use" if required.

## VIEWING

Strictly by appointment only and pre-qualified.

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### Conditions to be noted:

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