



**TO LET**

## **Unit 19, The Brewery Business Park, Ardee Road, Dundalk, Louth**

- Suspended ceilings with recessed lighting
- 3 phase power supply
- Park maintained to very high standard
- Gas fired central heating
- Parking available
- Toilet
- Water and sewerage to mains

DNG Duffy  
T: 042 9351011

**BER D1**

DOUGLAS NEWMAN GOOD  
**DNG**

**DUFFY**

**LETTINGS**

Unit 19, The Brewery Business Park, Ardee Road, Dundalk, Louth

## Asking Price

## On Request

### BER DETAILS:

BER: D1

BER No. 1105321483

Energy Performance Indicator: 357.62 kWh/m<sup>2</sup>/yr

### DESCRIPTION:

Own door unit located to the front of the development. The offices provide a large, spacious open plan space with 2 boardrooms. The specification includes: recessed lighting, suspended tiled ceiling, carpets, gas fired central heating.

### LOCATION:

Brewery Business Park is strategically located just off the N52 and provides direct access to the M1 Motorway via the Western Link.

The property is within a five minute walk of Dundalk (Clarke) Railway Station which provides thirteen connections to Dublin on the Southern commuter line and eight connections daily to Belfast on the Northern route.

### ROOMS:

Hall/ Reception - 7.5m x 4.12m

Meeting Room 1 - 4.0m x 7.18m

Open Plan Room 1 - 7.8m x 6.4m

Open Plan Room 2 - 8.8m x 7.8m

Boardroom - 3.6m x 5.48m

Kitchen



**VIEWING:** Viewing by prior appointment with sole letting agent DNG Duffy.

### CONTACT:

Keith Duffy MIPAV, MCEI, MIPFMA

**DNG Duffy**

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**DNG**

DOUGLAS NEWMAN GOOD

**DUFFY**

LICENCE NUMBER 002108

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