



For Sale

Warehouse/Logistics Industrial Site Extending to 3.35 Acres (1.36 Ha) with Full Planning Permission

- Excellent access to the M1 Motorway which links Dublin and Belfast
- Dublin Airport, Dublin Port and the M50 are situated approx. 30 km to the south
- FPP (Ref AA/160168) for a warehouse/food processing facility extending to approximately 40,000 sq ft
- The site is fully cleared and services are readily available

**Unit 6 City North Business Campus
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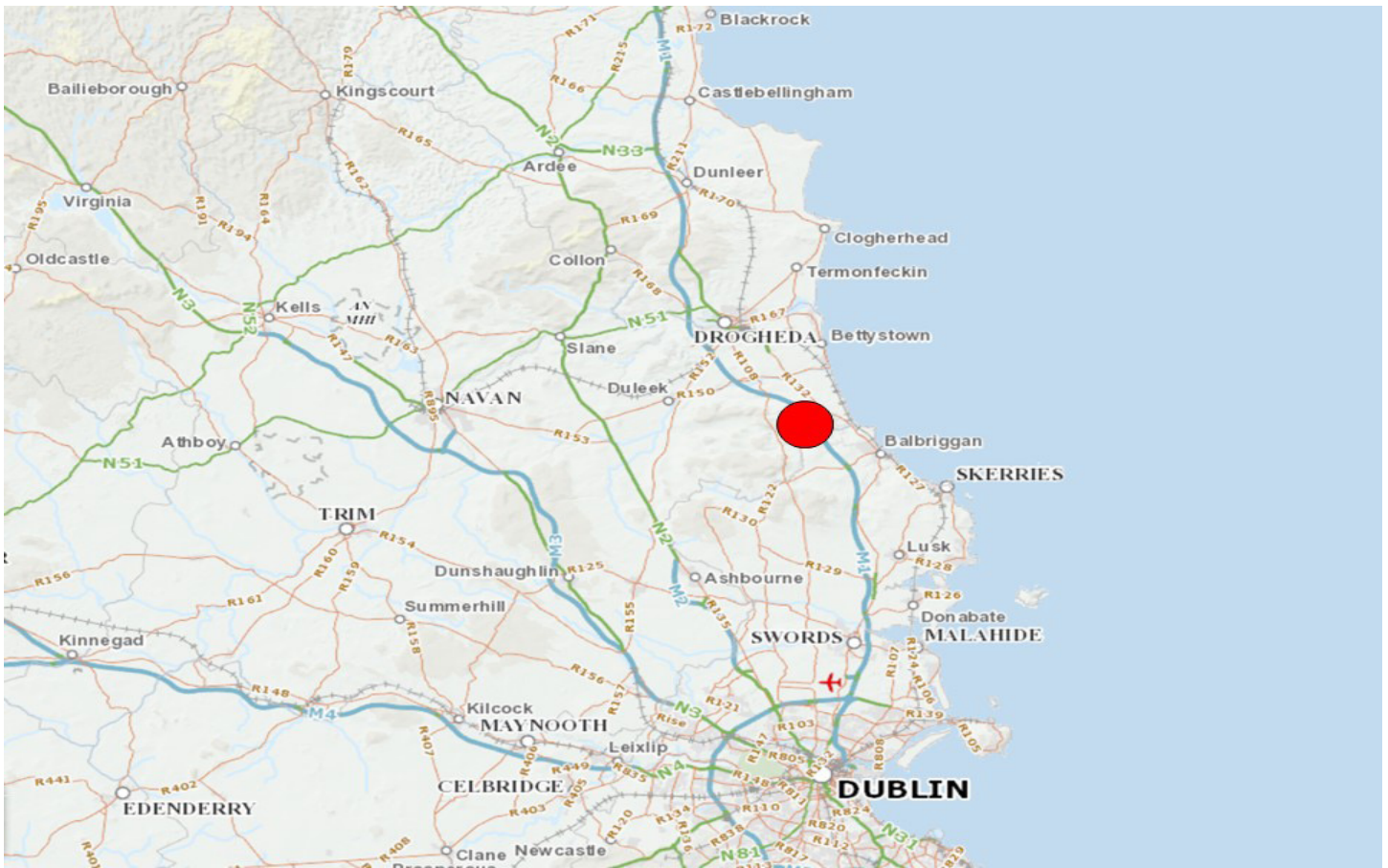
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PSP Licence No: 002273





Location / Description

- The site is located in City North Business Campus which is a warehousing / logistics scheme situated in relative proximity to Dublin City and lying adjacent to the City North Hotel.
- Primary access is directly off the M1 Motorway (Junction 7 – Drogheda / Julianstown / Balbriggan). The major regional towns of Drogheda and Dundalk are situated approx. 17 km and 33 km to the north with Dublin Airport, Dublin Port and the M50 situated approx. 30 km to the south.
- The property comprises of a regular shaped, rectangular site which is topographically level and extends to approx. 3.35 ac (1.6 ha). The site has been cleared in anticipation of development and has access to services.

Planning Permission / Zoning

- **Reference AA/160168** (Granted April 2016): Construction of a warehouse/food processing building with ancillary two storey office and staff facilities comprising a total gross floor area of 3,645 sq m.
- E3: To provide for Enterprise/Employment and warehousing/distribution type uses under the Meath County Development Plan 2013 - 2019.

Title

- The property is held by way of a 999 year lease from 16 March 2016.