

TO LET

Finnabair Industrial Estate, Coes Road,

Dundalk, Co Louth



Key Benefits

- High Profile location within Finnabair Industrial Estate
- Extensive site area of 6.3 acres providing approx. 150 car spaces
- Strategically located on the main Belfast to Dublin M1 motorway

Contacts

Jarlath Lynn

t: 00 353 1 618 5728

e: jarlath.lynn@cbre.com

John Reynolds

t: 00 353 1 618 5514

e: john.reynolds2@cbre.com

Description

The subject property comprises of a detached manufacturing facility extending to 73,500 sq. ft. (6,828 sq. m) incorporating two storey office accommodation. The site extends to 2.55 hectares (6.3 acres) and includes an external yard, car parking, grassed areas and circulation space.

The warehouse comprises of various sections and is largely constructed off steel portal frame construction with block in-fill walls. The warehouse also benefits from a reinforced concrete floor with power floated finish. Loading access to the warehouse section is via two dock level and one standard roller shutter door. Additional loading doors are located to the rear of the site but are currently not accessible.

The two storey office accommodation is located to the front elevation and comprises of a mix of open plan and cellular space. The offices are fitted to a reasonable specification to include plastered and painted walls, suspended ceilings with recessed lighting and carpet tile floor coverings. Toilet and canteen facilities are also provided.



DISCLAIMER

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Location

Dundalk is located off the main Belfast to Dublin M1 motorway.

The property is strategically located in a prominent position within Finnabair Industrial Estate and is accessed directly off Dundalk's inner relief road.

The property is located approximately 3km south east of Dundalk town centre, 36km from Drogheda, 73km from Dublin and 82km from Belfast. Neighbouring occupiers in the vicinity include Dundalk RTC, Crown Plaza Hotel, and Heinz.

Schedule of Accommodation

The accommodation and approximate gross external floor areas are as follows:

Description	Sq. M.	Sq.Ft.
Overall	6,828	73,500
Total Gross External Area	6,828	73,500
Site Area	2.55 hectares	6.3 acres



Viewing

Strictly by appointment with the sole letting agent CBRE.

Rates

On Application.

Services

All mains services are available and connected to the property.

BER

BER Rating: C2.

BER No. 800010134

Energy Performance Indicator: 948.87 kWh/m2/yr



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