

Industrial

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For Sale

Industrial Facility, Coes Road, Dundalk, Co.Louth.



- Detached industrial facility of approx. 1,727sq. m.
- Located on the Coes Road approx. 2.5 km from Dundalk town centre and approx. 6 km from J16 on the M1

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Location

The property is located just off the Coes Road section of the inner relief bypass (N52) and is approximately 6 km from Junction 16 and approx. 4.5 km from Junction 18 on the M1 Motorway. The property is located approx. 2.5 km from Dundalk town centre, approx. 85 km north of Dublin and approx. 80 kilometres south of Belfast.

Description

Warehouse

- Detached industrial facility
- Metal frame construction with full height concrete block walls
- Insulated metal deck roof incorporating translucent panels
- Clear internal height of approx. 4.1 metres
- One ground level concertina type sliding door
- Oil-fired warm air blower
- Fluorescent strip lighting
- Sealed concrete floor

Offices

- Ground floor offices
- Painted and plastered walls
- Painted and plastered ceilings incorporating fluorescent strip lighting
- Carpeted floors
- Wall-mounted sockets
- Electric storage heating
- Single glazed aluminium framed windows
- Reception area
- Large canteen and kitchen area
- Toilets

The property stands on a regular shaped site of approx. 0.47 ha (1.15 acres) and is fully enclosed by secure fencing.

Accommodation

Accommodation	sq. m.
Offices (incl. 1st floor offices & storage)	578
Warehouse	936
Canteen/Kitchen area	213
Total	1,727

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

Services

We understand that all mains services including three phase power are provided and connected to the property.

Inspections

All inspections are strictly by appointment through Savills.

Price

On application.

BER

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BER Number

800471328

Energy Performance Indicator

260.65 kgCO₂ /m²/yr 3.77

For further information please contact:

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