

# Industrial

savills.ie

savills

## 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



**Savills**  
**Industrial Division**  
33 Molesworth Street, Dublin 2.  
**01 618 1300**

**Gavin Butler**  
**Niall Woods**  
**Stephen Mellon**

+353 1 618 1340  
+353 1 618 1725  
+353 1 618 1366

gavin.butler@savills.ie  
niall.woods@savills.ie  
stephen.mellon@savills.ie



## 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
<b>Total</b>	<b>1,727</b>

*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

G

## BER Number

800471328

## Energy Performance Indicator

260.65 kgCO<sub>2</sub> /m<sup>2</sup>/yr 3.77

For further information please contact:

### Industrial

Savills  
33 Molesworth Street,  
Dublin 2.

+353 (0)1 618 1300

savills.ie

Gavin Butler  
+353 1 618 1340  
gavin.butler@savills.ie  
002233-002934

Niall Woods  
+353 1 618 1725  
niall.woods@savills.ie  
002233-005752

Stephen Mellon  
+353 1 618 1366  
stephen.mellon@savills.ie  
002233-006202

Savills Ireland and the Vendor/Lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Savills Ireland nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Savills Ireland nor any of its employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/Lessees or any third party arising from the particulars or information contained in this brochure. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessees shall be liable for any VAT arising on the transaction. This brochure is issued by Savills Ireland on the understanding that any negotiations relating to the property are conducted through it.

All maps produced by permission of the Ordnance Survey Ireland Licence No AU 001799 © Government of Ireland.

savills