



BER No. 800199010

Energy Performance Indicator: 375.34 kWh/m<sup>2</sup>/yr 1.27

**VIEWING:** All viewings are strictly by appointment via joint selling agent DNG Duffy.

**DIRECTIONS:** Located on Dundalk's Market Square in the heart of the town centre.

**VAT:** We assume VAT is chargeable on this property.

**Available Space:** Up to date availability is on request with letting agent.

**CONTACT:**

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**DEVELOPER:**

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PSRA 002233



PSL 002108

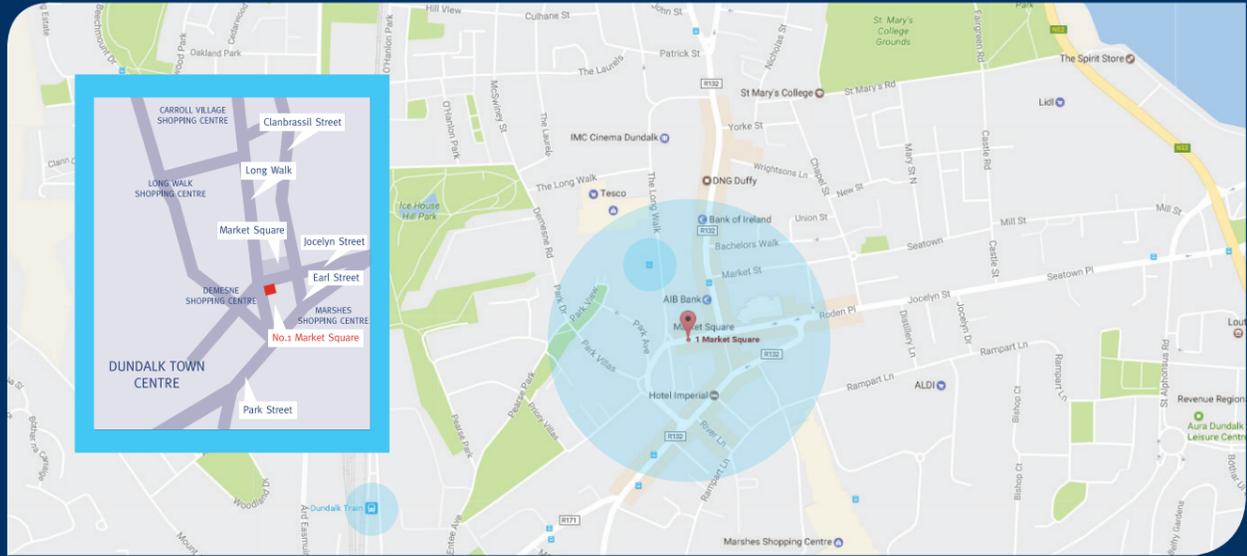
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This buildings comprises retail, office and commercial spaces located in the heart of Dundalk over looking the newly redeveloped market square. Built within the last ten years in a contemporary style with fantastic views. There are four retail units on the ground floor each with a basement and 4 floors of office spaces which are serviced by a lift.

**OFFICE & RETAIL SPACE  
 AVAILABLE TO RENT**  
**NO.1 MARKET SQUARE DUNDALK**



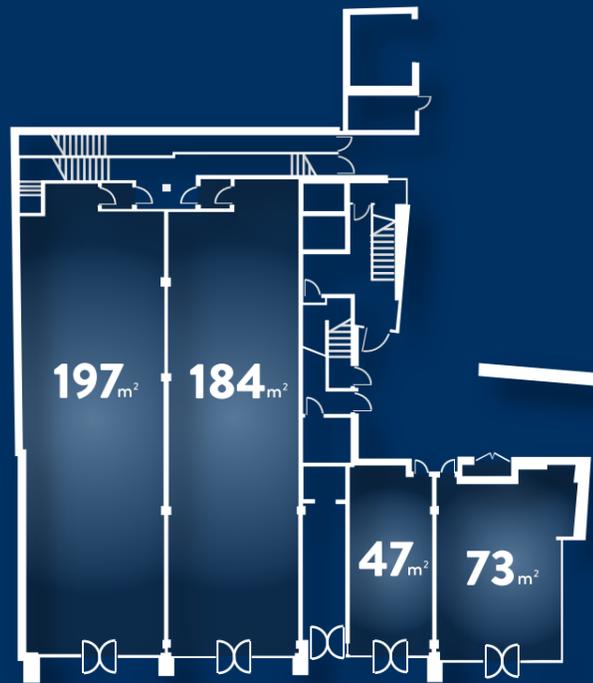


## DUNDALK TOWN CENTRE

Dundalk is situated in the North East region of the country, strategically located on the busiest economic corridor in Ireland, between Dublin and Belfast. The town of Dundalk is located on the M1 / N1 National Primary Route, equidistant between the two cities. Dublin and Belfast each lie approximately 85km from the town, whilst Drogheda is approximately 37km South, a drive time of circa 25 minutes. Dundalk is the administrative, business and shopping capital of the North East region and is poised to become Ireland's first new city of the 21st Century having been selected as a gateway centre for development under the Irish Government's National Spatial Strategy.

The Market Square Dundalk links the two main streets in the town notably Clanbrassil Street and Park Street.

The site faces onto the Long Walk and is within 200m of the Long Walk Shopping Centre, the main postoffice, the Bus Éireann depot and a 500 space surface car park.



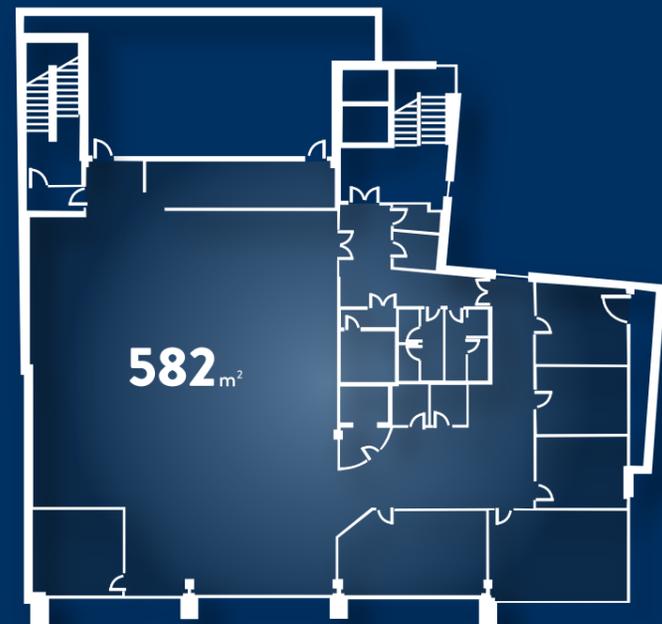
### RETAIL SPACE AVAILABLE ON THE GROUND FLOOR

There are four retail spaces available on the ground floor. All of which are suitable to all kinds of retail businesses like jewellery, fashion, beauty and newsagents to name but a few.

- Modern offices walk-in condition.
- Benefits from frontage onto Market Square.
- Suit a variety of retail users.



### OFFICE SPACE AVAILABLE ON THE FIRST FLOOR



### OFFICE SPACE AVAILABLE ON THE THIRD FLOOR

### SPECIFICATION

The retail units are being offered on a 'shell' basis, ready to receive the occupier's fit-out requirements, standard specification available on request.

Offices will be finished to a modern office standard. Specification available on request.

## AVAILABLE RETAIL & OFFICE SPACE TO LET

### GROUND FLOOR

- Unit 1 - 197 m<sup>2</sup>
- Unit 2 - 184 m<sup>2</sup>
- Unit 3 - 47 m<sup>2</sup>
- Unit 4 - 73 m<sup>2</sup>

### FIRST FLOOR

- Unit 1 - 574 m<sup>2</sup>

### THIRD FLOOR

- Unit 1 - 328 m<sup>2</sup>
- Unit 2 - 178 m<sup>2</sup>
- Common Areas like Toilets 76 m<sup>2</sup>

### PENTHOUSE

- Unit 1 - 238 m<sup>2</sup>
- Common Areas like Toilets 82.5 m<sup>2</sup>

### TITLE

Flexible lease terms available.

### RENTS

On application.