

For Sale

by private treaty

Guide Price: €650,000



**“Turnkey refrigerated warehouse Facility”,
c.525. sq.m / 5,650 sq.ft.
on a c.0.27 acre private & secure site.**

Unit 2,
Coes Road Industrial Estate,
Dundalk, Co. Louth.
A91 NYT1
(Folio: LH31975F)

reagunneproperty.ie

PSRA: 001307

Subject Property



Location

The subject property is strategically positioned within a well-established commercial hub just off Dundalk's Eastern Bypass with direct and convenient access to the M1 Motorway. Dundalk, a key trading location on the M1 Economic Corridor, lies approximately equidistant between Dublin and Belfast, with ready access to key ports and international airports, making the location particularly well suited to warehousing and distribution uses, further enhanced by the property's existing fit-out as a refrigeration facility.

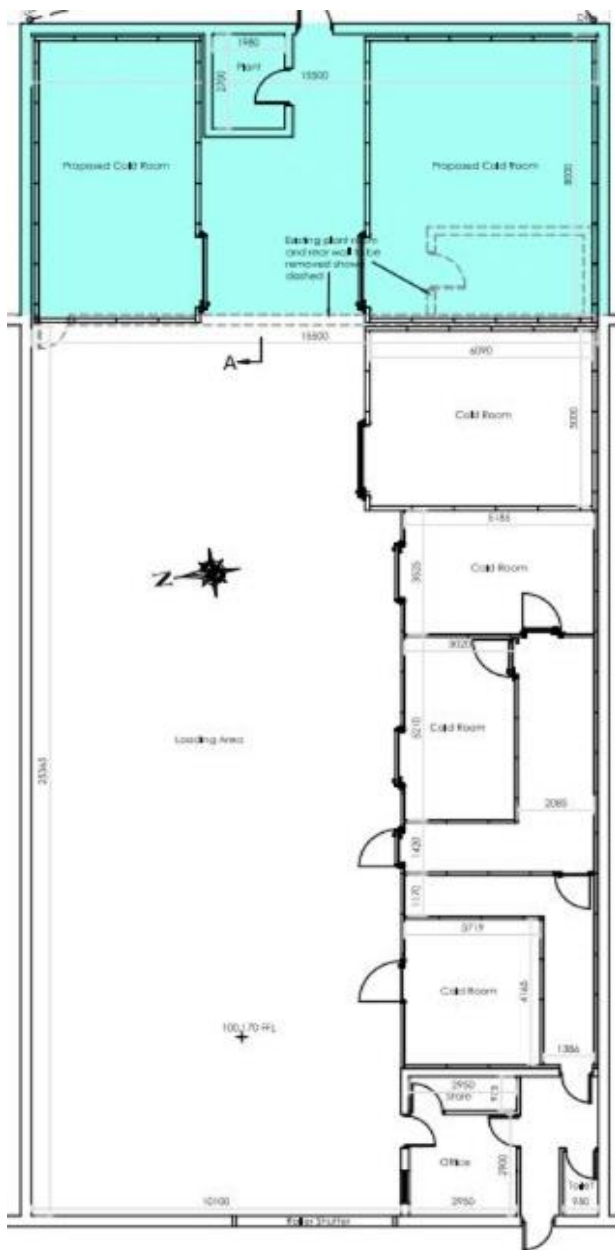
Description

The subject property is situated on a private and secure site of c.0.27 acres and comprises a ground floor area of c.455 sq. m of modern steel portal frame construction. External walls are formed in concrete blockwork to lower levels, with insulated cladding panels at upper levels, while the roof is finished in an insulated double-skin metal deck system incorporating translucent roof panels to maximize natural daylight. Internally, the property benefits from a power-floated reinforced concrete floor, suitable for heavy-duty warehousing and forklift operations, together with high eaves height accommodating racking, refrigeration units and plant, together with modern offices, staff canteen & WCs at mezzanine level.



Features

The property has been recently extended and comprehensively fitted out to a high standard and benefits from numerous fully integrated and operational refrigerated units, dedicated food preparation areas, reception, administrative offices and full staff welfare facilities including WCs and a canteen, providing a turnkey solution ideally suited to cold storage, warehousing and distribution uses, and presenting an attractive opportunity for both owner occupiers and investors.

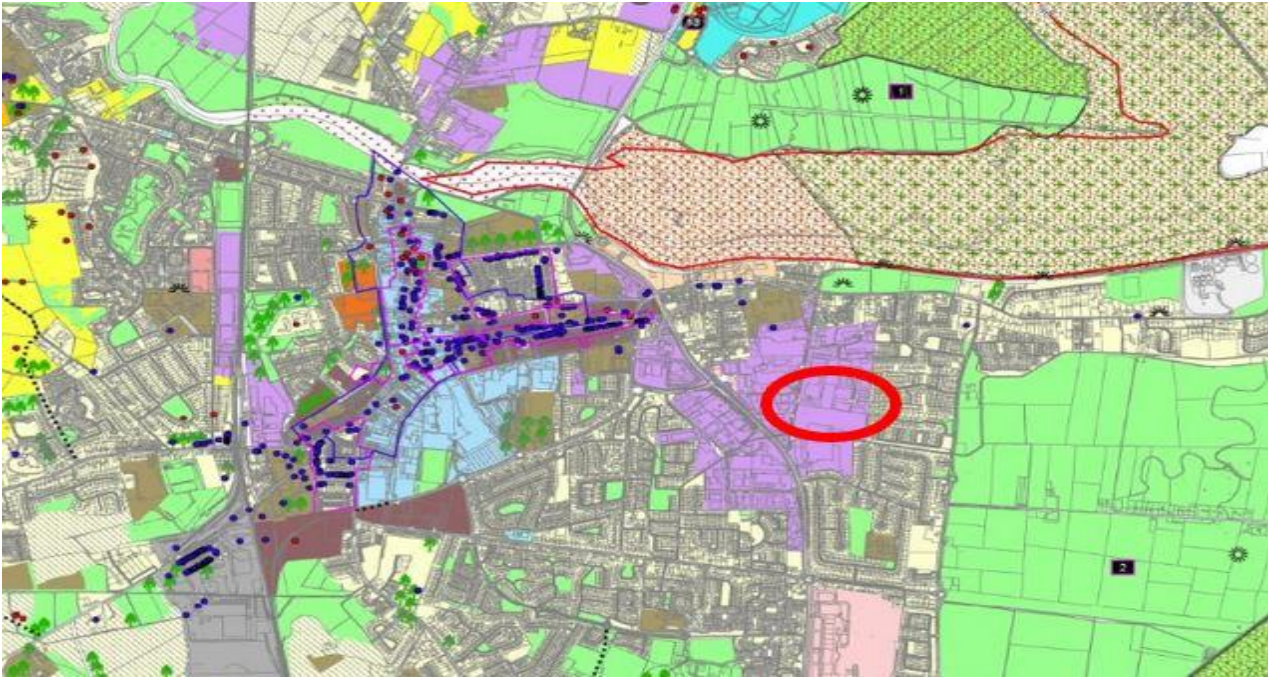


Ground Floor Plan

Zoning

The subject property is situated in an area zoned Objective: E1 General Employment “To provide for General Enterprise and Employment Generating Activities”

This zoning is the primary location for Employment Generating Activities to facilitate the improvement and expansion of existing Employment areas.



A wide range of uses will be facilitated including:

- Small, Indigenous Enterprises.
- General Industry.
- Manufacturing
- Food Production
- Logistics and Warehousing.

Generally permitted uses:

“Builders provider/yard, Business enterprise centre, childcare facility, digital innovation hub/ co-working space, education facility, E-charging facility, energy installation, food processing facility, high technology manufacturing, hotel/hostel/aparthotel, industry light, industry general, logistics, office, park and ride facilities, port related uses, research and development, road transport depot, science and technology-based enterprise, utilities, vehicle sales outlet, wholesale warehousing/cash and carry, warehousing (general)”.

Uses open to consideration:

“Abattoir, coffee shop/tearoom, car dismantler/recovery yard, data centres, garden centres, industry heavy, plant and tool hire, public services, recycling facility (waste), service station, telecommunication structures, vehicle servicing/maintenance garage”.



| Price

€650,000 excluding VAT,
including fixtures & Fittings.

| BER – C2

BER Number: 801092834

| Viewing

Strictly by appointment only.

| Title

We are advised that the property is held freehold
under folio LH 31975F.

| Selling agents



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