

REA

GUNNE



**PRIME OPPORTUNITY FOR ASTUTE TRADERS, OCCUPIERS,
SPECULATORS AND DEVELOPERS**

FOR SALE BY PRIVATE TREATY – “OUT OF INDUSTRY”

**c.0.75 ACRE SITE,
COES ROAD INDUSTRIAL ESTATE,
DUNDALK, CO. LOUTH (A91 KN56).**

**(SUBJECT TO A LEGAL RESTRICTION THAT PROHIBITS THE CONTINUED
USE OF THE SUBJECT SITE IN ITS CURRENT FORM)**

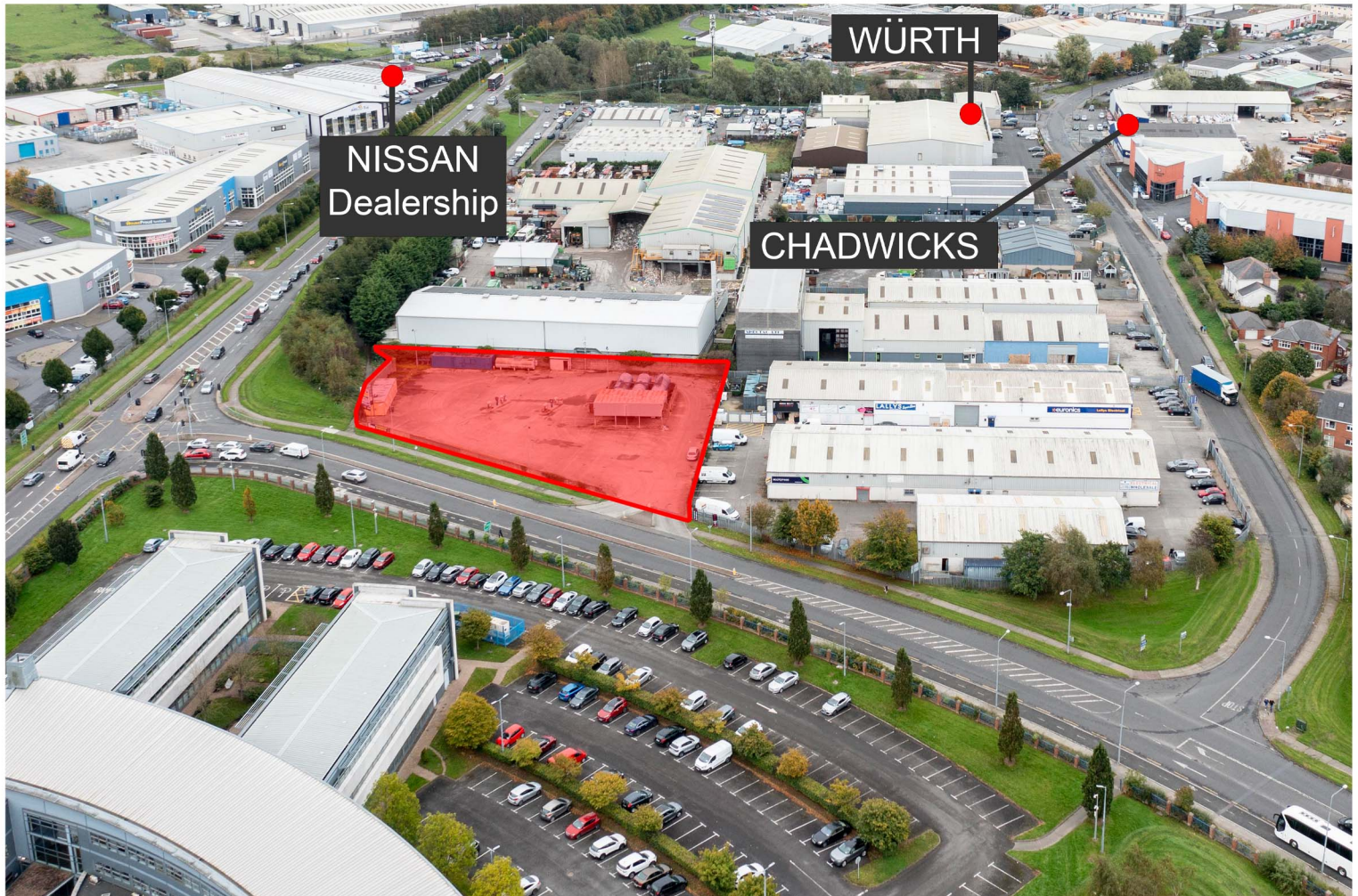
- A RARE OPPORTUNITY TO ACQUIRE ONE OF THE MOST SOUGHT-AFTER TRADING LOCATIONS IN THE NORTH EAST.
- SUITABLE PROJECT FOR DEVELOPERS AS THE CURRENT ZONING PERMITS FOR AN EXPANSIVE LIST OF PERMITTED USES AND USES OPEN FOR CONSIDERATION.

LOCATION

The subject site has an area of 0.3 hectares (c.0.75 acres) and is strategically located c.1.2 Km to the East of Dundalk Town Centre and adjacent to the N52, the towns' Inner Relief Road / Eastern Bypass. The site has a single one way access/egress point to 'St Alphonsus Road' allowing excellent connectivity to the N52, Ramparts road and continuing St Alphonsus road allowing clear connectivity to the M1 North (Junction 18) and South (Junction 16) and all areas within Dundalk.

The site is positioned on the boundary of a well established light industrial / Retail Warehouse Park with some notable activities which includes:

- WURTH
- CHADWICKS
- FLEXITECH
- DESIGNER KITCHENS
- MARTINS FOOD EQUIPMENT
- BUTTERLY BUSINESS PARK
- FASTFIX DIRECT
- CTI BUSINESS SOLUTIONS
- LALLYS ELECTRICAL



• PUBLIC TRANSPORT & PEDESTRIAN ACCESS

Dundalk Bus Station is located 1.65 Km walking distance away from the site, whilst Dundalk Train Station is located 2.2 Km walking distance from the site. There are regular public and private operators servicing this area.

The site is easily accessed by quality public pedestrian footpaths from each direction. Dundalk Town centre is located 1.3 Km or a 15-minute walk from the site. The main Shopping Centre, 'Marshes Shopping Centre' is located within c.900m or a 10 minutes' walk from the property.



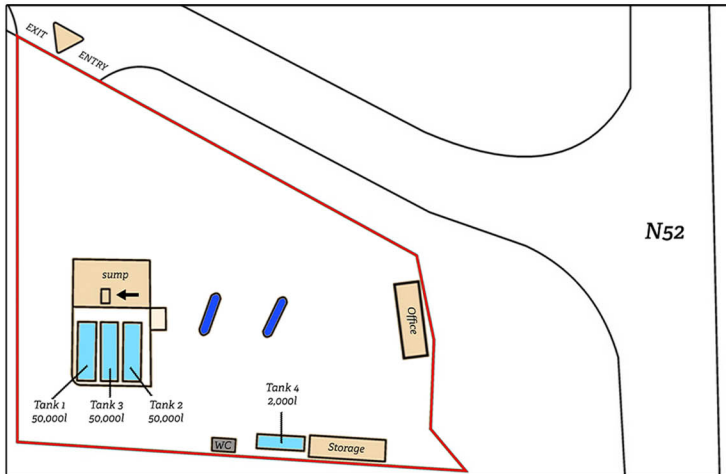
REGIONAL SPATIAL AND ECONOMIC STRATEGY - (RSES):

“The Regional Spatial and Economic Strategy” (RSES) designation of Drogheda and Dundalk as Regional Growth Centres is acknowledgement of their growth potential as drivers of regional development; and

- A National objective seeking to strengthen Ireland’s overall urban structure with particular reference to Drogheda-Dundalk-Newry on the Dublin-Belfast Corridor.”
- The Regional Spatial and Economic Strategy (RSES) Hierarchy identifies Drogheda and Dundalk as Regional Growth Centres (RGCs) with high level self-sustaining employment and services that act as regional economic drivers, while playing a significant role for a wide catchment area. It supports significant population and economic growth in these centres, which is critical to the implementation of effective regional development.

DESCRIPTION

The subject site, which is currently in use as a commercial fuel depot, is generally rectangular in shape, completely surfaced in concrete and covers an area of approximately c.0.75 acres with superior road frontage in excess of 70 meters and highly visible from the N52. The subject property has also a unique independent entrance and exit which are located on Coes Road.



The subject site's physical layout and exact location opposite existing high quality Office developments, including the "Revenue Regional Office Campus" and the "Public Offices of Louth County Council", provides an astute opportunity to develop a high quality Office scheme which would naturally form a strategic gateway to the town at this extremely busy junction off the N52/Inner relief road, which enjoys and caters for a very high level of continuous passing vehicular trade and in an area where there remains an exceptionally strong demand for high quality office end users.

• Public Utilities.

The site is located in a well developed location in Dundalk. The site is well served with mains water, mains foul sewerage, mains stormwater, sewerage, electrical connectivity, high speed broadband.

ZONING

The subject property is situated in an area zoned Objective: **E1 General Employment** - “To provide for General Enterprise and Employment Generating Activities” in the Louth County Development Plan 2021 – 2027.

“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 on these lands including:

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

Notable Generally permitted uses:

- Builders Provider / Yard.
- Business Enterprise Centre.
- Office / Digital Innovation Hub / Co-Working Space.
- Education Facility.
- Food Processing Facility.
- High Technology Manufacturing.
- Industry Light / Industry General / Logistics.
- 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:

- Coffee Shop / Tearoom.
- Car Dismantler / Recovery Yard.
- Garden Centres.
- Industry heavy.
- Plant and Tool Hire.
- Recycling Facility (Waste).
- Telecommunication Structures.
- Vehicle Servicing / Maintenance Garage.





TITLE
FREEHOLD

GUIDE PRICE
P.O.A.



VIEWINGS
STRICTLY BY
APPOINTMENT
ONLY

NEGOTIATOR
MICHAEL GUNNE
MRICS, MSCSI,
RICS Reg Valuer.
m.gunne@reagunneproperty.ie
00353 86 3890009

REA Gunne Property,
18 Clanbrassil Street,
Dundalk, Co Louth
+353 (42) 933 5500
info@reagunneproperty.ie
www.reagunneproperty.ie

Conditions to be noted:

Whilst every care has been taken in the preparation and they are believed to be correct, they are not warranted and intending purchasers should satisfy themselves as to the correctness of the information given, nor do they constitute any or part thereof and are for information only. REA Gunne Property or their clients do not hold themselves responsible for any inaccuracy in these particulars.



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