

# REA

# O'BRIEN COLLINS



## MODERN COMMERCIAL BUSINESS PARK UNIT

Approx 354.0 sqm / 3,810 sq ft

TO LET

Unit 17  
Donore Business Park  
Drogheda  
Co Louth A92 N9DF

Asking Rent: €3,000 per month exclusive



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CALL NOW ON +353 (0) 41 987 5444  
LICENCE NO: 003766



## DESCRIPTION & LOCATION

Unit 17 is a modern high specification commercial / business park unit located close to the entrance of Donore Business Park. Neighbouring businesses include BTW Tiles, Rawlplug Ireland, O'Reilly Glass, Nature's Best and the landmark Funtasia Leisure & Waterpark. This property is within a few minutes' drive of Drogheda town centre and both Junctions 9 & 10 on the nearby M1 Motorway.

## FEATURES

- Front retail area / trade counter with suspended acoustic tile ceiling incorporating light fitting panels.
- Forecourt customer parking & goods delivery / circulation space.
- Steel portal frame construction with part concrete block walls with metal deck cladding overhead and to roof finish.

## ACCOMMODATION

### GROUND FLOOR:

#### Showroom/Trade Counter

**& Office:** 114 sqm / 1,227 sq ft

**Warehouse:** 240 sq m / 2,583 sq ft

**TOTAL FLOOR AREA:** 354 SQM / 3,810 SQFT

### LEASE

Short / long term lease is available on this property.

**ASKING RENT:** €3,000 per month exclusive

## VIEWING

By appointment with the sole letting agents.

Contact office at:

Gabriel O'Brien

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Drogheda, Co Louth

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