

# REA

# GUNNE



N52 Inner  
Relief Road

**OFFICES & WORKSHOP IN PRIME LOCATION**

**FOR SALE BY PRIVATE TREATY  
(Previously "Phoenix Electrical" – Folio LH12478)**

**c.175 SqM (1,885 SqFt ) GEA  
Fully Fitted Offices & Factory Premises  
on a High Profile & Private Site  
measuring c.0.27 Acres,  
Coes Road, Dundalk,  
Co. Louth. (A91 W657).**



**Quoting Price: €200,000**

## LOCATION

The subject property is located close to the town centre of Dundalk and is adjacent and enjoys frontage on to the N52, the towns' Inner Relief Road / Eastern Bypass and provides excellent connectivity to the M1 Motorway via Junction 18 (Dundalk North) and Junction 16 (Dundalk South).

The subject property is only a few minutes' drive from the Centre of Dundalk and is within walking distance to some of the towns' most densely populated residential areas.

A few notable commercial activities in the immediate area include:

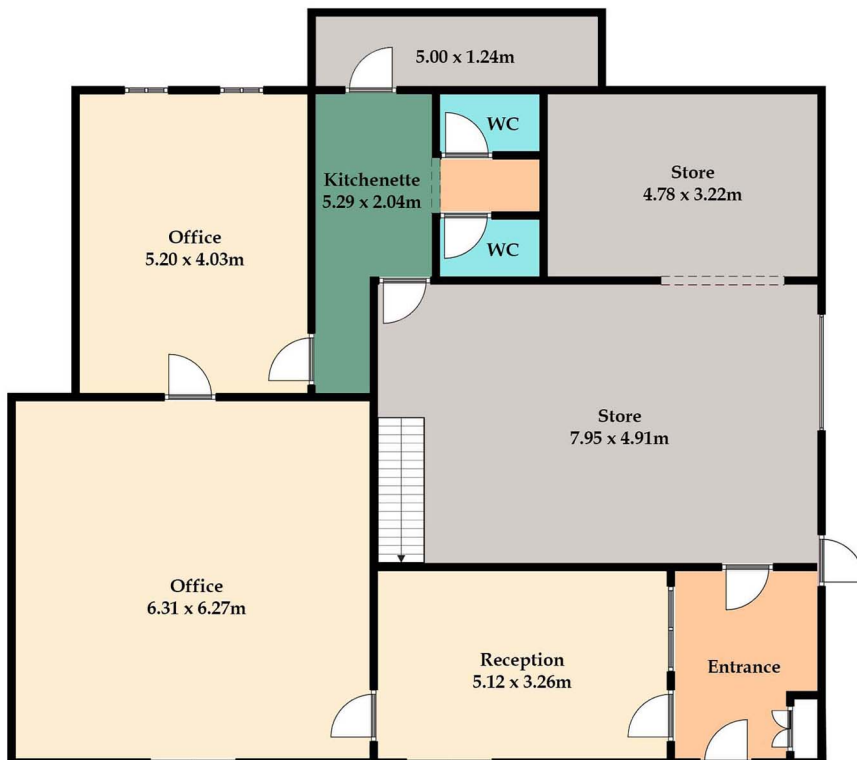
- Dundalk Retail Park.
- Nissan Dealership.
- The Gateway Hotel.
- Dundalk Institute of Technology.
- Finnabair Business and Technology Park.
- Dunnes Stores Neighbourhood Centre.
- Chadwicks Builder Providers.
- KFC / Burger King / Costa Coffee.
- WURTH.
- McManus Tyres.
- Applegreen.
- Perfect Car.



## DESCRIPTION

The subject property presents itself as a single storey semi-detached Commercial Building and comprises of the following:

- Reception / entrance lobby.
- 3 No. fully fitted offices.
- Small Factory / Workshop / Warehouse.
- Roller Shutter access.
- Secure & enclosed private yard.
- Mains Gas Central Heating.
- Kitchenette and WCs.
- Private site measuring c.0.11 Hectares.
- Private Carpark to front.
- Fully alarmed.
- Zoned "E1 General Employment Use" under the "Louth County Development plan, 2017-2021".



Measurements and layout are approximate and for illustration purposes only





# 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.



## Dundalk Town Centre

**TITLE**  
FREEHOLD

**GUIDE PRICE**  
€200,000



**VIEWINGS**  
STRICTLY BY  
APPOINTMENT  
ONLY

**NEGOTIATOR**  
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**Conditions to be noted:**

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