

NEW BUILD HIGH BAY INDUSTRIAL FACILITY, DONORE ROAD, DROGHEDA, CO. LOUTH



01-638 2700

- Substantial detached new build logistics/industrial facility extending to approx. 64,487 sqft
- Clear internal eaves height of 10m
- 5 Dock Levellers & 5 Grade Level Doors
- Situated within an established commercial location in Drogheda c. 40km from Dublin Port Tunnel
- Excellent profile onto both Donore Road and Matthews Lane South





LOCATION

The subject property is situated within Donore Industrial Estate and benefits from frontage onto both the Donore Road and Matthews Lane South. Donore road is a well-established commercial hub with excellent access to the M1 Motorway. There are excellent services located within Drogheda Town Centre with excellent bus and rail services. A vast range of retail services are readily available in the new Tesco and the Drogheda Retail Park. Well known occupiers in the surrounding area include Aldi, Lidl, and Tesco.

Destination	Distance (km)
M1 Motorway	1
Drogheda Town Centre	2
Dublin Port Tunnel	40
Dublin Airport	39
Dundalk	35
Belfast	120

DESCRIPTION

The property comprises a large detached industrial building extend to 64,487 sqft and incorporates three storey office accommodation to the front elevation. The site itself extends to approx. 1.4 hectares (3.45 acres).

The property is of steel portal frame construction with an insulated metal clad façade and benefits from a double skin metal deck Kingspan roof.

WAREHOUSE

- Loading access to the warehouse accommodation is via 5 dock levellers and 5 roller shutter doors.
- There is a clear internal eaves height of approx. 10m.
- Warehouse roof incorporates translucent roof panels.
- 3 Phase Power.
- Generous marshalling/service yard.

OFFICES

- Feature reception and three storey offices to the front elevation.
- Modern specification incorporating plastered and painted walls & ceilings.
- Carpet covered floors.
- Open plan design suitable for sub-division.
- Perimeter Trunking.
- Air-Conditioning.
- Passenger Lift access to all floors.
- Extensive staff/customer car parking.
- Fully fitted separate male & female WC's.

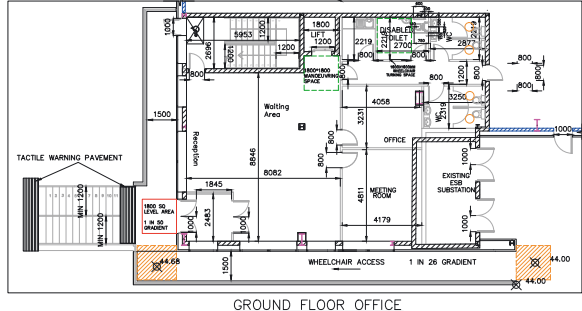
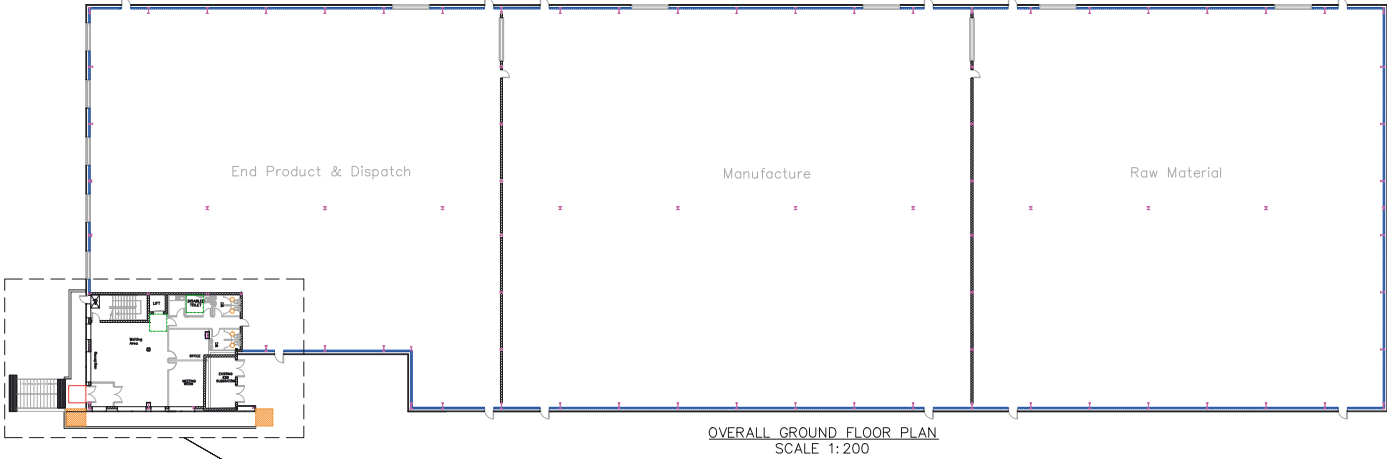
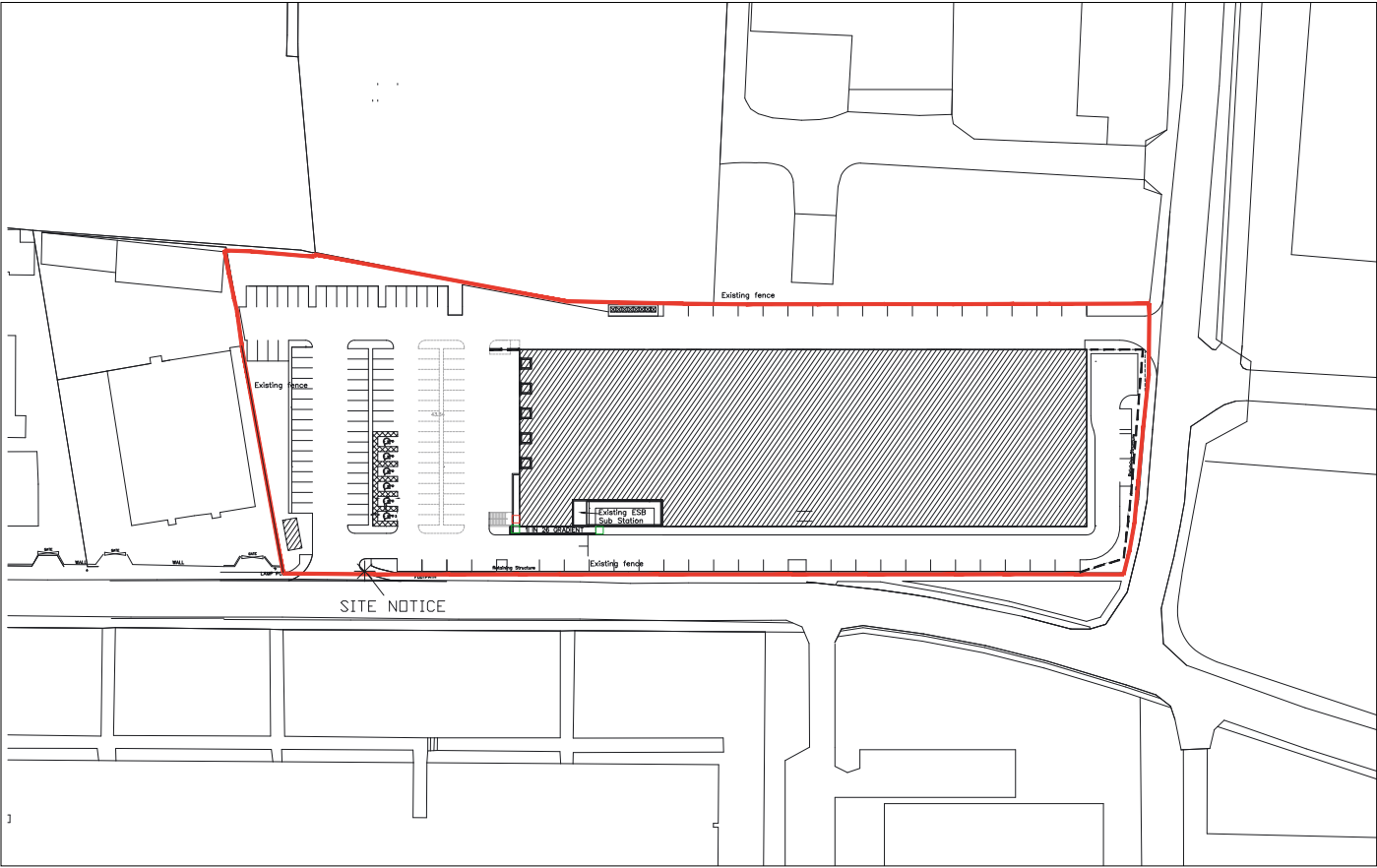
ACCOMMODATION

Description	Sq.m.
Ground Floor Offices	170
First Floor Offices	190
Second Floor Offices	190
Warehouse	5,441
Total	5,991 (64,487 Sqft)



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- DENOTES TACTILE WARNING SURFACE
- DENOTES 1800X1800 LANDING
- DENOTES 1400X900 DISABLED REFUGE AREA
- DENOTES 1800X1800 MANEUVERING SPACE
- DENOTES 1500X1500 WHEEL CHAIR TURNING SPACE
- DENOTES 450MM DIA TURNING SPACE



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TERMS

Available Upon Request

RATES

Commercial rates payable to the local authority.

VIEWINGS

Strictly by appointment with the sole letting agents Lisney.

James Kearney

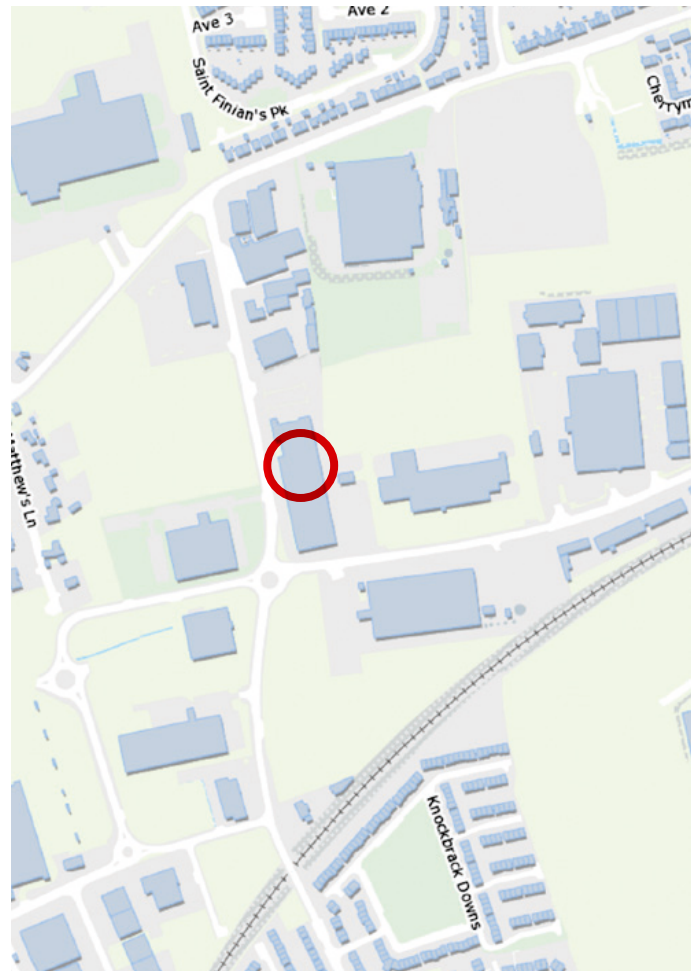
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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848

