

Lisney

TO LET

PART-PREMISES AT
COES ROAD, DUNDALK
CO. LOUTH



01-638 2700

- Semi-detached industrial unit of 535 sqm.
- Situated in Dundalk town adjacent to the N52 eastern bypass, providing ease of access to the M1.
- Flexible lease terms.
- Secure yard.



LOCATION

The property is located on the eastern side of the N52 eastern bypass in close proximity to Dundalk town centre. Dundalk is strategically located mid way between Dublin and Belfast, approximately 85 km north of Dublin city and 84 km south of Belfast.

DESCRIPTION

The premises comprises a semi-detached industrial unit of steel portal frame construction with concrete block walls to full height under a double skin insulated metal deck roof incorporating translucent roof lights.

The premises is currently in shell condition is accessed via two roller shutter doors and has the benefit of a floated concrete floor, high bay sodium lighting and a 5m clear internal roof height.

Car parking is provided to the front of the premises along the estate road and the property has the benefit of a secured parking/unloading area to the rear.

ACCOMMODATION

Description

Total Gross External Area:

SqM

535

RENT

The property is available on flexible lease terms at a quoting rent of €19,000 per annum exclusive of VAT, rates, service charge, insurance and all other outgoings.

SERVICES

The main services supplied and connected to the premises include water, electricity (3 phase), drainage, sewerage and telephone. The building is fully alarmed with both burglar and fire alarm systems.

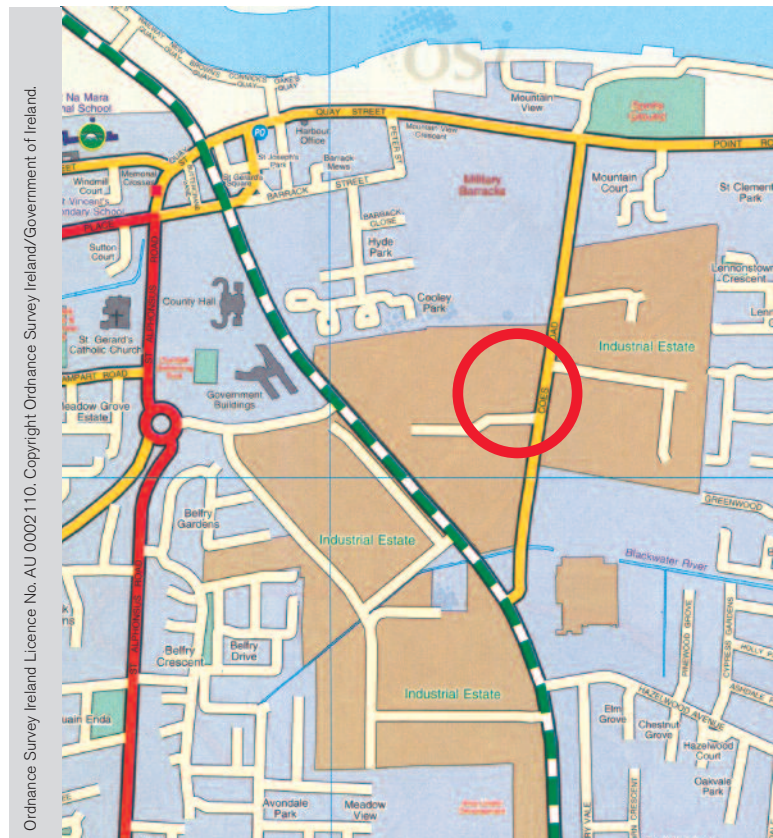
VIEWING / FURTHER INFORMATION

For further information or to arrange a viewing, please contact:

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