

For Sale/Lease

**14 (A) Newgrange Business Park,
Drogheda,
Co. Louth.**



Description:

The property comprises an end of terrace unit in retail/warehousing estate. There is roller shutter doors to the front elevation. The construction of the property is pre-cast steel frame with concrete block, cladding and steel sheets. The height is approximately 7 metres to the eaves. It is a bright airy building with a pedestrian entry/exit in addition to the main roller shutter door. There is ample car parking to the front of the Unit.

It measures approximately 399 M.Sq (4,300 sq ft) with a mezzanine floor of 46 M.Sq. (500 sq ft)

Location:

This estate is in the much sought after location on the South side of Drogheda Town within easy reach of the Town Centre and the Motorway (M1) with ample car parking facilities. It is located close to a very busy (Donore Road). The unit is in a superb location and provide for an ideal investment opportunity.

The nearby Drogheda Retail Park hosts household tenants such as Harvey Norman, Harry Corry, TK Max, Homebase, and Argus etc to name but some. The Donore Industrial Estate hosts such international names such as Coca-Cola, LIDL Supermarket and Becton Dickinson

Services:

The unit is connected to all main services including water, electricity and sewerage etc.

Title:

We understand that the Title is Freehold. The suggested Lease is for a 4-year 9-month period.

Zoning:

The zoning is R.P. "Retail Park to provide for the development of retail warehouse park"

Directions:

Go from Drogheda out the Donore Road, pass the Thatch Pub on the left hand side of the road and take the second turn left; the unit is on the left hand side of the road.

Price:

Sale price excess of €600,000 with a Lease price of €40,000 pa.

Other: