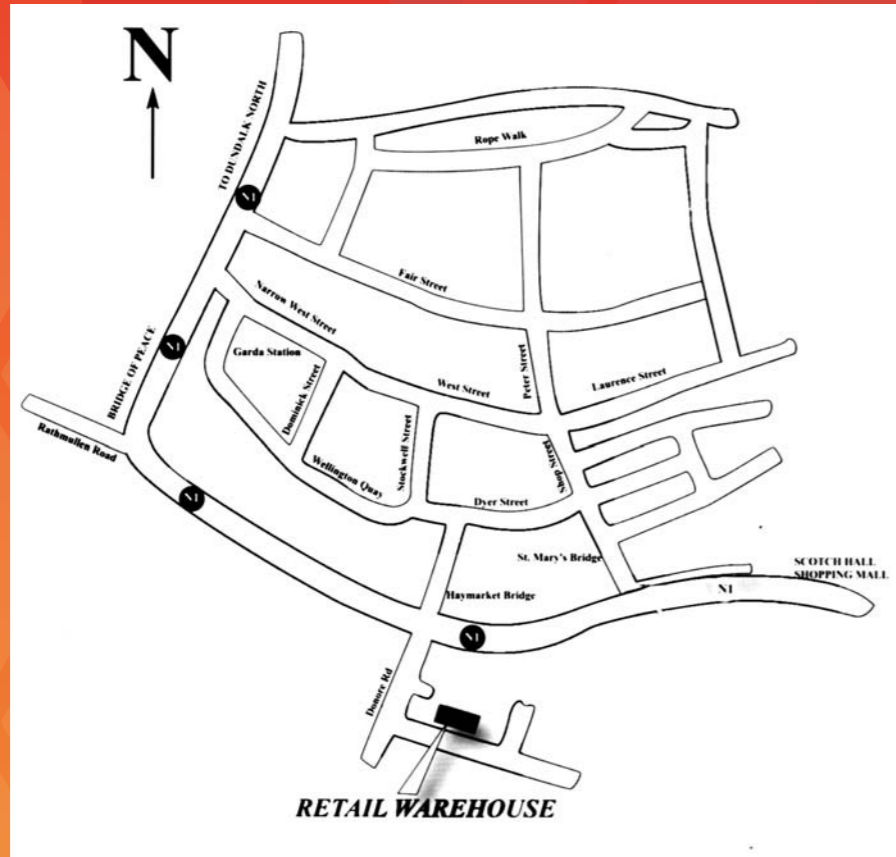


# Drogheda Town



# DONORE INDUSTRIAL ESTATE

Retail Warehouse  
Donore Industrial Estate,  
Drogheda, County Louth.

## DONORE INDUSTRIAL ESTATE

Retail Warehouse  
Donore Industrial Estate, Drogheda, County Louth.



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**Please note:**

Receipt of these particulars implies an obligation to conduct all negotiations through this agency. The contents shall not be construed to form the basis of any contract. Whilst every care is taken in their preparation the agency will not hold it responsible for any inaccuracies contained therein. Maps/plans/illustrations are for illustration purposes only and are not to scale.



# Retail Warehouse

Danore Industrial Estate, Drogheda, County Louth

This industrial estate is in a much sought after location on the south side of Drogheda. It was originally zoned manufacturing/warehousing but has recently been rezoned to Retail Warehousing. There are seven interconnecting units ranging in size from 822.50 sq. m. (8,865 sq. ft.) to 1,171 sq. m. (12,640 sq. ft.). Total area 6,106 sq. m. (65,823 square foot) excluding the 1st floor office complex.

#### Location:

Located approx 3 kilometers from the new MI motor-way. Drogheda is 50km north of Dublin and 100km south of Belfast and approx 3.5 kilometers from the centre of Town.

Drogheda is a major commercial centre servicing Meath, Louth and North Dublin areas, identified in The Bacon as being the main satellite town for Dublin.

Drogheda's population continues to grow on a month to month basis due to the constant residential development. The population of the town is currently 30,000 and it is expected to grow to a figure of 75,000 by the year 2020.

#### Description:

The main property is situated on C. 3.20 acres. Total warehousing of 6,106 sq. m. plus the offices facilities on the first floor. The site is in a pivotal corner location and contains 182 car parking spaces. The units are being

refurbished to the highest standard with a new tenant in mind.

#### Services:

The main services supplied and connected to the property are water, sewerage, and single and 3-phase electricity.

#### Price:

Letting price on request.

#### Rates:

€1.00 per annum per square foot approximately.

Breakdown of the units are as follows:

Unit 2	822.50 square meters	(8,960 sq. ft approx)
Unit 3	822.50 square meters Mezzanine office complex	(8,960 sq.ft approx)
Unit 4	822.50 square meters Mezzanine office complex	(8,960 sq.ft approx)
Unit 5	822.50 square meters Mezzanine office complex	(8,960 sq.ft approx)
Unit 6	822.50 square meters Mezzanine office complex	(8,960 sq.ft approx)
Unit 7	822.50 square meters Mezzanine office complex	(8,960 sq.ft approx)
<b>Total</b>	4935 square meters excluding mezzanine floors	(53,760 sq.ft approx)

