Industrial Facility, Coes Road, Dundalk, Co.Louth.

- Detached industrial facility of approx. 1,727sq. m.
- Located on the Coes Road approx. 2.5 km from Dundalk town centre and approx. 6 km from J16 on the M1
Location
The property is located just off the Coes Road section of the inner relief bypass (N52) and is approximately 6 km from Junction 16 and approx. 4.5 km from Junction 18 on the M1 Motorway. The property is located approx. 2.5 km from Dundalk town centre, approx. 85 km north of Dublin and approx. 80 kilometres south of Belfast.

Description

Warehouse
- Detached industrial facility
- Metal frame construction with full height concrete block walls
- Insulated metal deck roof incorporating translucent panels
- Clear internal height of approx. 4.1 metres
- One ground level concertina type sliding door
- Oil-fired warm air blower
- Fluorescent strip lighting
- Sealed concrete floor

Offices
- Ground floor offices
- Painted and plastered walls
- Painted and plastered ceilings incorporating fluorescent strip lighting
- Carpeted floors
- Wall-mounted sockets
- Electric storage heating
- Single glazed aluminium framed windows
- Reception area
- Large canteen and kitchen area
- Toilets

Accommodation

<table>
<thead>
<tr>
<th>Accommodation</th>
<th>sq. m.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Offices (incl. 1st floor offices &amp; storage)</td>
<td>578</td>
</tr>
<tr>
<td>Warehouse</td>
<td>936</td>
</tr>
<tr>
<td>Canteen/Kitchen area</td>
<td>213</td>
</tr>
<tr>
<td>Total</td>
<td>1,727</td>
</tr>
</tbody>
</table>

Intending purchasers must satisfy themselves as to the accuracy of the measurements provided above.

Services
We understand that all mains services including three phase power are provided and connected to the property.

Inspections
All inspections are strictly by appointment through Savills.

Price
On application.

BER
G

BER Number
800471328

Energy Performance Indicator
260.65 kgCO2/m²/yr 3.77

For further information please contact:

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