

TO LET – BY PRIVATE TREATY

Motor Showroom and Service Centre at Glebe, Ardee, Co. Louth



Purpose built motor showroom and service centre extending to 3,369 sqm (36,257 sq. ft.) with a further basement storage area which extends to 981 sqm (10,559 sq. ft.)

Property Highlights

- The motor showroom consists of showrooms, offices and service centre
- Large site area with ample display and customer parking surrounding the building
- Located on the northern fringe of Ardee town just off the main Dublin to Derry Road.
- Available to Rent on a short term basis.

Contact

Brendan Smyth

Email:

Brendan.smyth@cushwake.com

Tel: +353 1 639 9383

James Smith

Email: james.m.smith@cushwake.com

Tel: +353 1 639 9258

Robert Cruess Callaghan

Email:

Robert.cruesscallaghan@cushwake.com

Tel: +353 1 639 9350



Location

- The property is located on the northern fridge of Ardee town, with direct frontage onto the main Dublin to Derry Road. It is located 1.0 km from the town of Ardee and 8 km from Junction 14 of the M1 Motorway (Ardee / Derry).
- The N2, N33 and N52 all converge at this crossing making it a busy and high profile thoroughfare. There is excellent profile onto the N2 (Dublin / Derry Road).
- The town of Ardee is situated less than 1km to the south of the property with Dublin Airport and Dublin City Centre located approximately 65km and 70km away respectively.



Destination	Distance (km)
Ardee Town	1.0
Junction 14 (M1-Ardee/Derry)	8.0
Dundalk	19.8
Dublin Airport	65
Dublin City Centre	70

Description

The subject property is split into showroom as follows;

Showroom

- The subject property consists of a showroom, ancillary offices and service centre. The building comprises a steel portal frame construction with a twin skin insulated metal roof (incorporating translucent panels to service area) over the entire with the elevations of the building incorporating a mix of concrete block walls, full length glazing and twin skin insulated cladding.
- The showroom has been fitted out to an extremely high standard with features including tiled floors throughout, halogen lighting, glass partitioned offices at ground floor level, with ancillary office accommodation on the first floor. The first floor offices provide for plastered and painted walls, carpeted floors and suspended ceilings with inset fluorescent lighting.
- The service centre is accommodated to the rear of the building and benefits from separate access with three grade level up and over electric doors. It incorporates part concrete block / part metal deck walls, concrete flooring, metal deck roof with approximately 10% perspex roof lighting and halogen lighting. A substantial amount of servicing equipment remains in situ and can be sold in conjunction with the building.
- There is a basement located beneath the showroom which is accessed from the service centre. This element extends to 981 sq m (10,559 sq ft) and can be used for the storage of cars or materials.
- The property is located on a large site with ample display and customer parking. The secure rear yard is gated with electric gates and the property has the benefit of a security alarm and camera system.

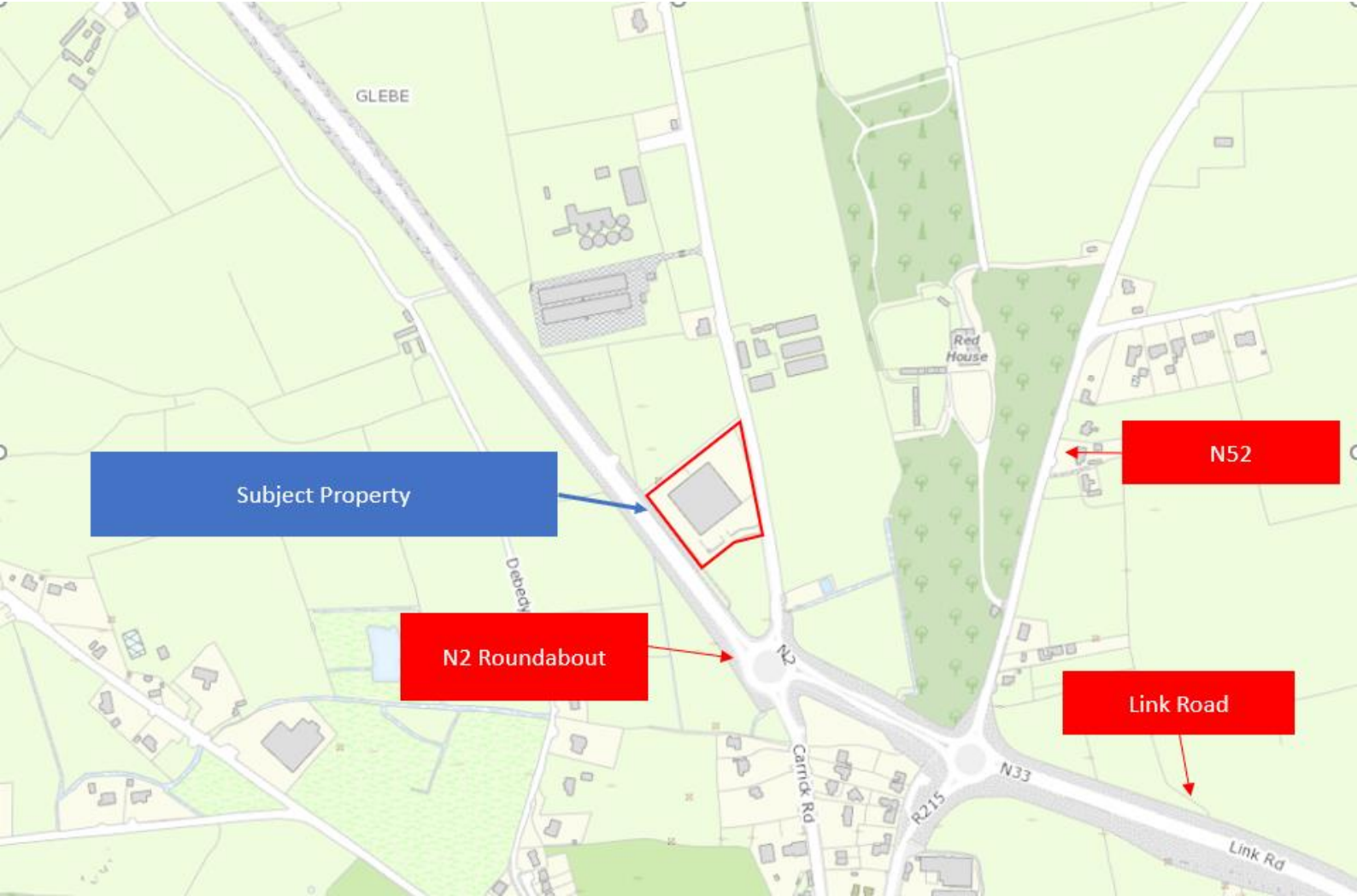
Schedule of Accommodation

The accommodation and approximate floor areas are as follows:

Showroom & Service Centre

Accommodation	Size (sq m)	Size (sq ft)
Showroom	1,652	17,783
Showroom Mezzanine	339	3,650
Service Centre	1,215	13,073
Service Centre Mezzanine	163	1,751
Total Floor Area	3,369	36,257
Basement	981	10,559





Services

All mains services are connected to the building in the showroom.

Commercial Rates

The rateable valuation for the property is €195,600. The rates payable will be €39,300 from 2020.

BER Details

BER B2
BER No. 800211419
Energy Performance Indicator: 452.76
kWh/m2/yr

Title

Leasehold

Rent

Rent on Application.

Viewings

View by appointment with the sole agents
Cushman & Wakefield (PSRA No. 002222)