

TO LET

Unit 21 Dundalk Retail Park, Dundalk,
Co Louth



Modern detached warehouse unit of approximately 1,486 sq m (15,998 sq ft).

Property Highlights

- Modern detached warehouse unit of approximately 1,486 sq m (15,998 sq ft).
- Loading access via 1 no. ground level goods door and 2 no. dock leveller platform doors
- Clear internal height of approximately 7.97 m
- Located to the rear of Dundalk Retail Park

Contact

Nicola Gilleece

Email: nicola.gilleece@cushwake.com

Tel: +353 (0)1 639 9384

Marc Kelly

Email: marc.kelly@cushwake.com

Tel: +353 (0)1 639 9258

Cushman & Wakefield
164 Shelbourne Road
Ballsbridge
Dublin 4
Ireland
Tel: +353 (0)1 639 9300



PSRA No.: 002222

cushmanwakefield.ie

Location

Dundalk Retail Park is located on the Inner Relief Road, which is approximately 3km from Dundalk Town Centre.

Dundalk is strategically located mid-way between Dublin and Belfast. Dublin Airport and Dublin Port Tunnel are located approximately 73km and 81km away respectively. Belfast City Centre is approximately 85km north of Dundalk.

Dundalk is a well-established town with a host of international occupiers including Pay Pal, Heinz, Xerox and Digiweb.

Description

- The property comprises of a detached warehouse facility of approximately 1,486 sq m (15,998 sq ft)
- The property consists of a steel portal frame construction with an insulated metal deck roof over.
- Internally there is a mixture of partial height / full height concrete block walls with architectural cladding to the perimeter of the property.
- Loading access is via 1 no. ground level goods door and 2 no. dock leveller platform doors with an overhead canopy.
- Clear internal height of 7.97 m, rising to 10.62 m at the apex.
- There is single storey office accommodation located to the front of the property, extending to 42 sq m (455 sq ft).
- There is a large secure yard located to the side elevation of the property.



Schedule of Accommodation

Accommodation	Size (sq m)	Size (sq ft)
Warehouse	1,444.00	15,543
Ground Floor Office	42.27	455
Total Area	1,486.00	15,998

BER Details

BER Rating:- D2

BER Number:- 800701161

Energy Performance Indicator:- 485.91 kWh/m2/yr
1.16

Rent & Outgoings

- Quoting rent of €135,000 per annum (exclusive of outgoings).
- Service Charge - €20,445 per annum.
- Insurance - €5,411 per annum.
- Commercial rates payable are approximately €14,860 per annum.

Viewings

View by appointment with the sole agents
Cushman & Wakefield.

