

**TO LET**

# **Unit 3, Block 3, CityNorth Business Campus, Stamullen, Co. Meath**



**Mid-terrace warehouse extending to approximately 419 sq m (4,510 sq ft)**

## **Property Highlights**

- Mid terrace light industrial unit of approximately 419 sq m which includes two storey office accommodation.
- Loading access via 1 no. loading door.
- Benefits from 3 designated car spaces.
- Clear internal height of 6.29m, rising to 7.77m at the apex.
- Available in Q1 2026 following a landlord refurbishment.

## **Contact**

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## Location

CityNorth is a commercial development offering high-quality, custom-built business accommodation. Conveniently located at Exit 7 (Drogheda South) on the M1 Dublin–Belfast Motorway, it provides direct access to the CityNorth Business Campus and is easily reachable from Dublin Airport, Dublin City Centre, Drogheda, and Belfast.

The development is approximately 35km from Dublin City and 132km from Belfast. The CityNorth Hotel and Circle K are situated at the entrance to the campus.

## Description

The property comprises a mid-terrace light industrial unit extending to approximately 419 sq m (4,510 sq ft) GEA. This includes two-storey office accommodation of 169.92 sq m (1,829 sq ft) and warehouse space of 249 sq m (2,680 sq ft).

The subject property is of steel portal frame construction with a twin skin metal deck roof, which incorporates translucent panels for natural light. There are 3 designated car spaces located directly to the front of the unit.

The unit has a clear internal height of 6.92m.

Loading access is provided via 1 no. loading door at the front of the building.

The unit will undergo a light refurbishment by the landlord. Occupation from Q1 2026.

## Schedule of Accommodation

Area	Size (sq m)	Size (sq ft)
Warehouse	249.0	2,680
Office & Ancillary	169.92	1,829
Total	418.92	4,510

## BER Details

BER Rating - D2  
BER Number - 800973042  
Energy Performance Indicator – 285.65 kWh/m<sup>2</sup>/yr 1.9

## Services

We have assumed that all services, including electrical, water and drainage are available to the property.

## Outgoings

**Commercial Rates**  
Approximately €3,649.25 per annum payable direct to the Local Authority (subject to change annually).

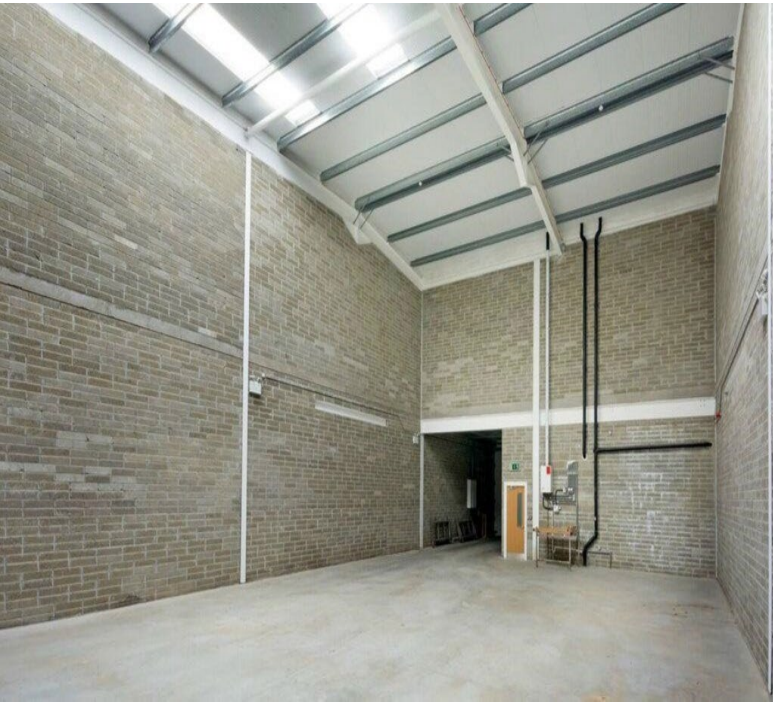
**Service charge**  
To be confirmed.

## Quoting Rent

On Application.  
Rent is exclusive of VAT.

## Viewings

View by appointment with the sole agent, Cushman & Wakefield.



*Any intended occupier will need to satisfy themselves as to the floor area of the subject property.*

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