

FOR SALE/TO LET

REBUS HOUSE

**FINNABAIR INDUSTRIAL ESTATE,
COES ROAD, DUNDALK, CO. LOUTH.**



For illustrative purposes only. Not to scale.

**Excellent Opportunity to Acquire a High Profile
Standalone Industrial/Manufacturing Facility
Extending to 73,500 sq. ft. on a 6.3 Acre site.**

One Great Location

DUNDALK



LOCATION

GATEWAY TO NORTH
AND EAST OF IRELAND



1 HOUR

DRIVE TIME STRATEGICALLY
LOCATED MIDWAY
BETWEEN BELFAST AND
DUBLIN VIA M1



57,000 & 129,000

POPULATION
(TOWN AND COUNTRY)



3 Million

PEOPLE WITHIN
50 MILE RADIUS



3rd

LARGEST TOWN
IN IRELAND



35%

OF IRELAND'S YOUNG
WORKFORCE SERVICING
THE REGION



175,000

ACCESS TO 3RD LEVEL
STUDENTS WITHIN 90 MIN
OF DUNDALK



One Great Opportunity

- High Profile location within Finnabair Industrial Estate
- Extensive site area of 6.3 acres providing approximately 150 car spaces
- Strategically located on the main Belfast to Dublin M1 motorway

Zoning

The site is zoned 'Employment Mixed Use' under the Louth County Development Plan and the Dundalk & Environs Development Plan. This zoning provides for employment and supporting uses. Permitted uses include but not limited to; car showroom, light industrial and heavy industrial, office (class 3), training centre, warehouse. Open to consideration uses include but not limited to: Office (class 2) Hotel, residential, petrol station.

Planning Permission

Planning Permission has been secured (Planning Ref No. 19858) for changes to entrance facade, removing sloping glazed entrance feature and replacing it with a new glazed entrance and canopy, also demolition of external chemical store.

Location

Dundalk is the gateway to the north and east of Ireland. Strategically located along the M1 Motorway, allowing for rapid access and connectivity to the bustling cities of both Dublin and Belfast, making it a highly desirable location for multinational companies.

Dundalk is a long established and proven business location and hosts a range of multinational companies across various sectors including international and financial services, consumer goods, technology, and manufacturing activities.

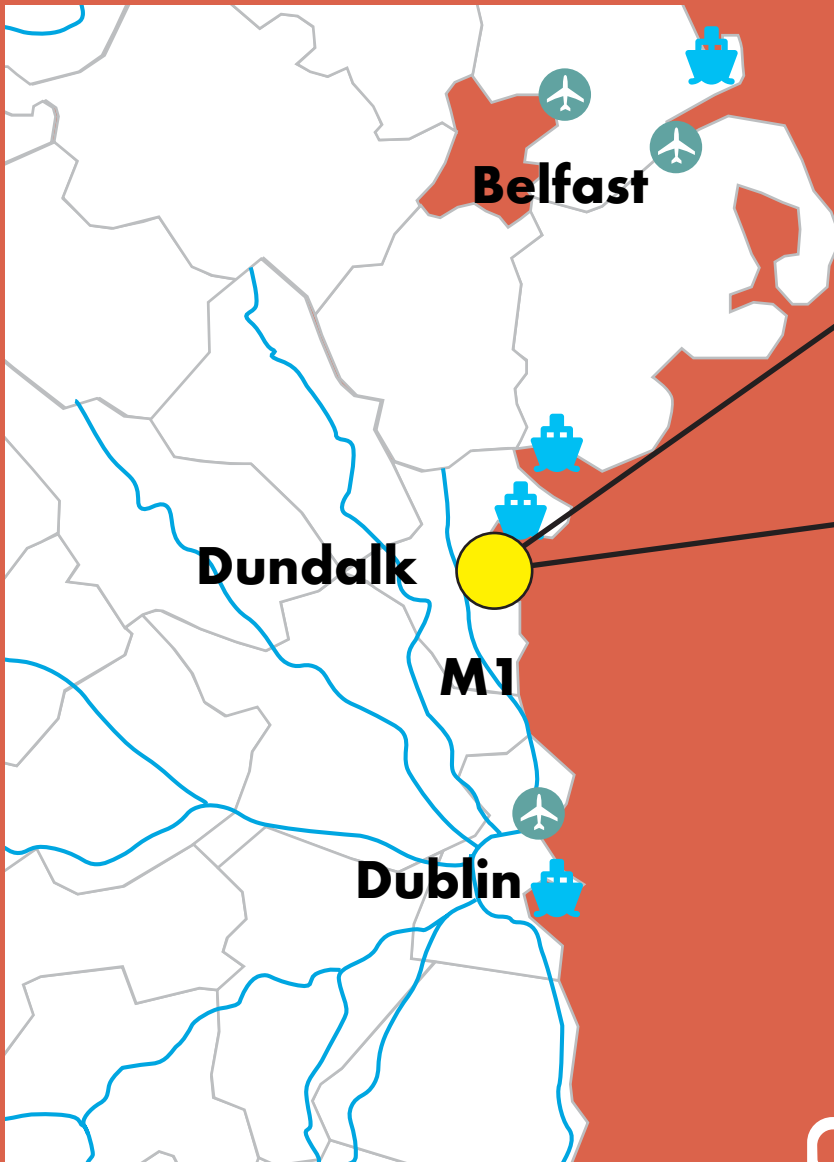
The M1 corridor is home to 34% of Ireland's population/2.247 million residents and is forecasted to grow to 2.6 million by 2031. Dundalk itself has a

growing population of 57,000 and 129,000 across town and county. Dundalk benefits from being within close proximity to three International Airports. Belfast International Airport and George Best Airport Belfast City (approx. 1 hrs) and Dublin International Airport (approx. 40 mins). There are also four deep seaports within 80 minutes drivetime located in Greenore, Warrenpoint, Larne and Dublin.

The property itself is in a prominent position within Finnabair Industrial Estate which is accessed directly off Dundalk's inner relief road. Just 3 km south-east of Dundalk town centre, 36 km from Drogheda, 73 km from Dublin and 82 km from Belfast City.

There are many thriving indigenous firms as well as numerous multinational companies in the greater south eastern region including...





Gateway to the north and east of Ireland, strategically located along the M1 Motorway, allowing for rapid access and connectivity to the bustling cities of both Dublin and Belfast.

Drivetimes from Dundalk

TOWN CTR	3 km	
DROGHEDA	36 km	
DUBLIN	73 km	
BELFAST	82 km	



TRAIN

INTERCITY RAIL SERVICES



80 MINS

4 X DEEP PORTS WITHIN 1.2 HOUR DRIVE



1 HOUR

3 X INTERNATIONAL AIRPORTS WITHIN 40 MINS TO 1 HR DRIVE

Description



Overall

6,828 sq.m.

73,500 sq.ft.

Total Gross External Area

6,828 sq.m.

73,500 sq.ft.

Site Area

2.55 hectares

6.3 acres

Existing Building

A detached manufacturing facility extending to 73,500 sq. ft. (6,828 sq. m.) incorporating two-storey office accommodation. The warehouse comprises of various sections and is largely constructed of steel portal frame construction with block in-fill walls.

The warehouse also benefits from a reinforced concrete floor with power floated finish. Loading access to the warehouse section is via two dock level and one standard roller shutter door.

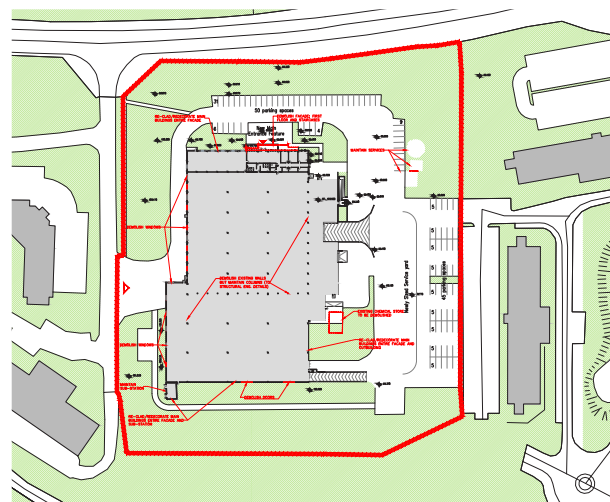
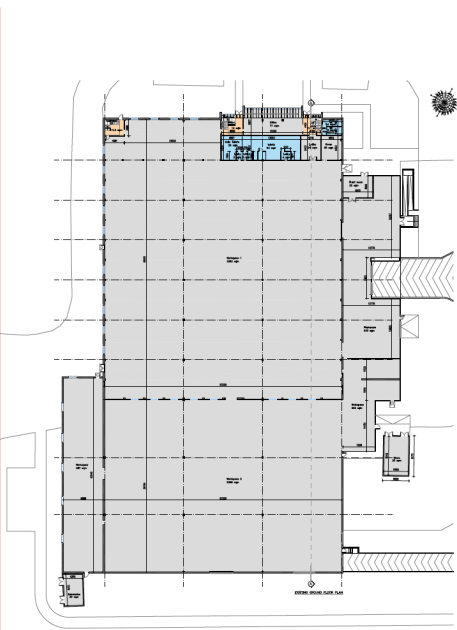
Site

The site extends to 2.55 hectares (6.3 acres) and includes an external yard, car parking, grassed areas and circulation space. approx.150 car spaces available. Access directly off the N52. Expansion capability on site.

Services

All major services are connected to the building including up to 1,000 KVA.

Future Capability





Price/Rent

On application

Tenure

The site is held under a leasehold interest by the IDA from 1 Jan 1989 for 999 years.



BER No. 800010134
Energy Performance Indicator:
948.87 kWh/m²/yr

Agent



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A Clyde Real Estate property

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