

# Lands Adjoining Xerox Technology Park, Dundalk, Co. Louth

**FOR SALE**



22.27 Acres

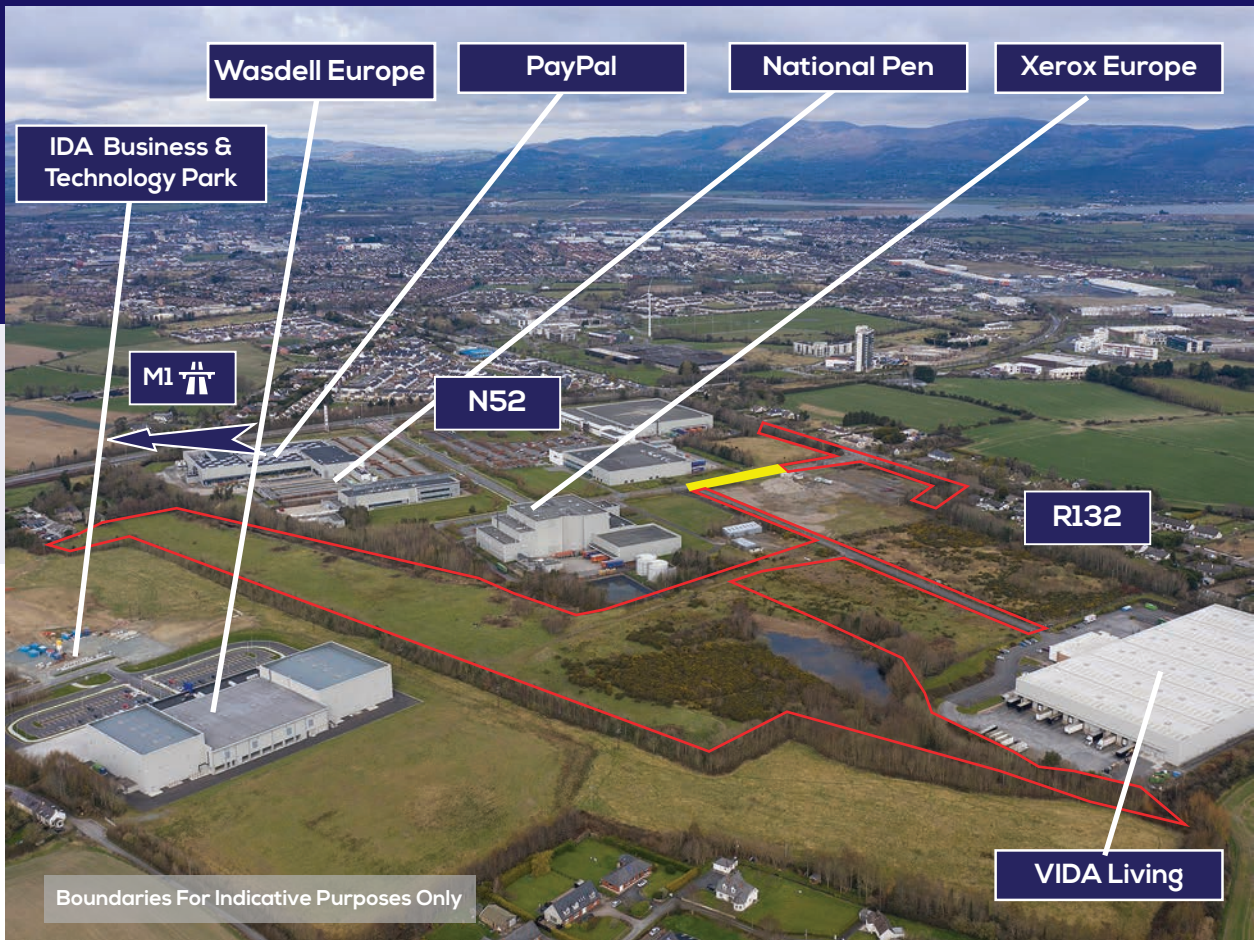


Development  
Opportunity



2.5 km East of  
M1 Motorway

Superb Opportunity to Acquire Lands Zoned  
'Business & Technology', Suitable for Light Industry,  
High Technology Manufacturing etc. (S.P.P.)



## THE OPPORTUNITY

With no new build warehouse development underway in Dundalk and existing warehousing stock critically low, this is the ideal site to deliver brand new, good quality warehousing in Dundalk (Subject to Planning Permission). The site is superbly located, only minutes' drive from the M1 motorway at Junction 16. Dundalk is the commercial hub of the North East and there is an established cluster of successful global FDI companies located in immediate proximity to the site. Dundalk is also the midway point between Dublin and Belfast in N. Ireland, making this site the ideal location for companies doing business North and South of the border. Under the current Development Plan for Dundalk, the lands are zoned 'Business and Technology'.

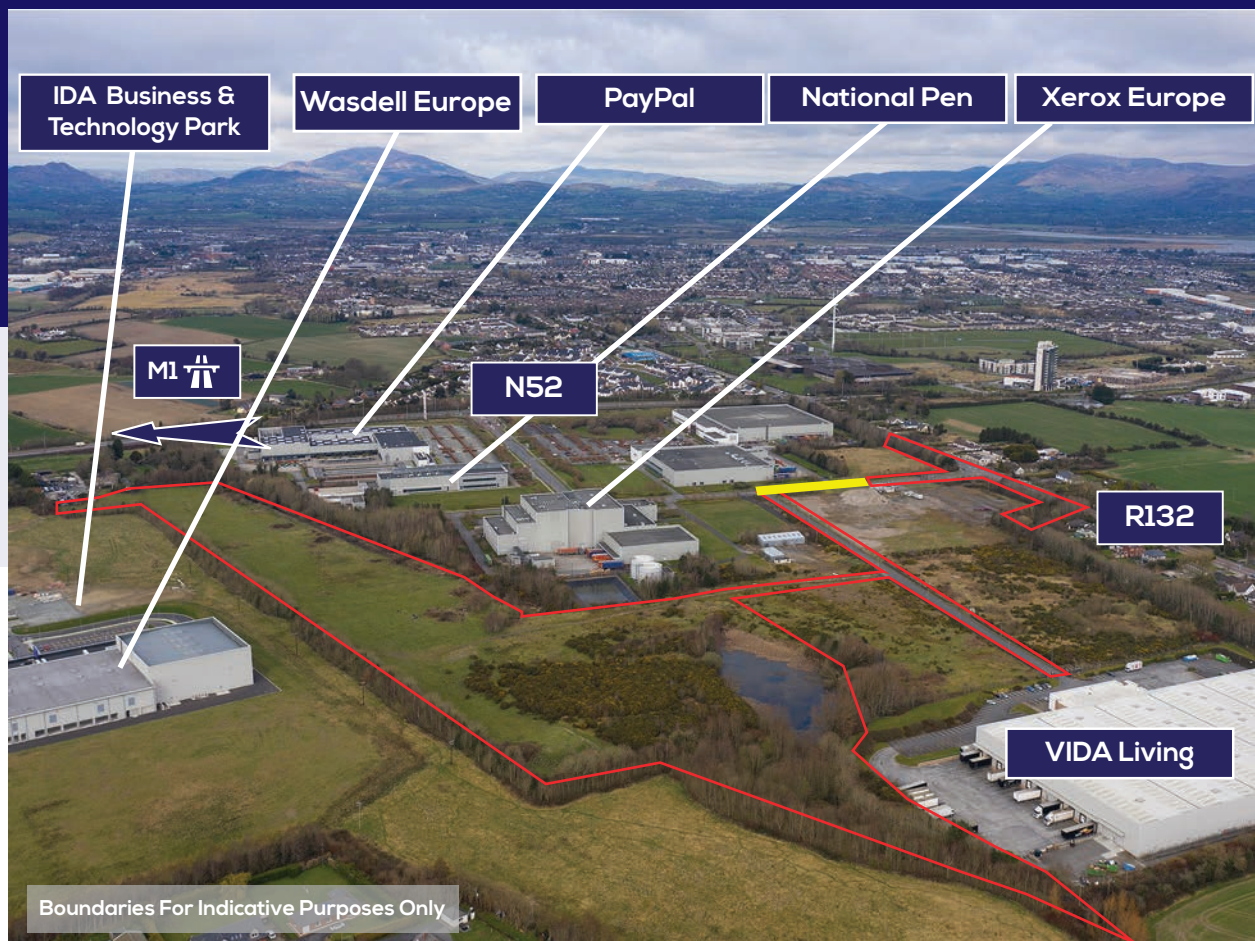
The council has informed us that the current Development Plan allows for much more flexibility and discretion on the part of the planners to consider the compatibility of a new planning application in the context of the environs in which the property/site is located.

## ZONING

- Zoned E2, 'Business and Technology' - Objective E2, under the Louth County Development Plan 2021-2027.

Generally Permitted Uses are: Digital Innovation Hub/Co-working Space, E- Charging Facility, High Technology Manufacturing, Industry Light, Offices, Research and Development, Science and Technology Based Enterprise, Telecommunications Structures, Utilities.





## PROPERTY FEATURES

- Overall site area of 22.27 Acres to include an attenuation pond and roadway accesses.
- Developable site area of 17.00 Acres.
- Excellent location, approximately 2.5 km east of the M1 motorway at Junction 16.
- Accessed off the R132 Dublin Road which is just off the N52.
- 80 km North of Dublin City and 80 km South of Belfast City in N. Ireland.
- We are informed that all services are available to the edge of the main holding, subject to connection charges in the normal way.
- Please note that we have not tested/checked the availability of services or their location. Intending purchasers must undertake their own investigations.

## SITE AREA

9.02 Hectares / 22.27 Acres.

## TITLE

Freehold Folio 25434F.

## ASKING PRICE

On application.



DRIVE TIMES	MINS
M1 Motorway (Junction 16)	4
M50 Motorway (Junction 3)	45
Dublin Port Tunnel	45
Belfast Harbour, Northern Ireland	70
Newry, Northern Ireland	24

*(Source: Google Maps without traffic)*

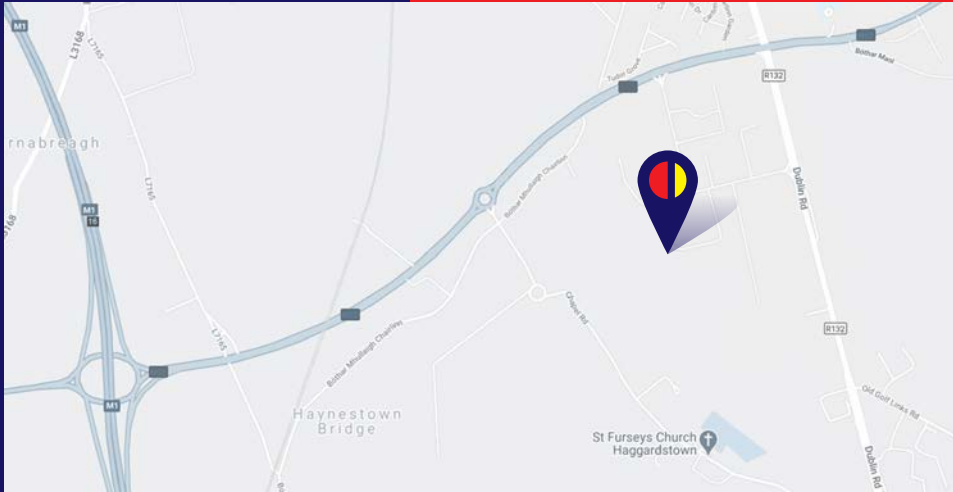
 **GPS: 53.97366, -6.3982**



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PSRA Licence No. 002027



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