

Lands Adjoining Xerox Technology Park, Dundalk, Co. Louth

FOR SALE



22.27 Acres

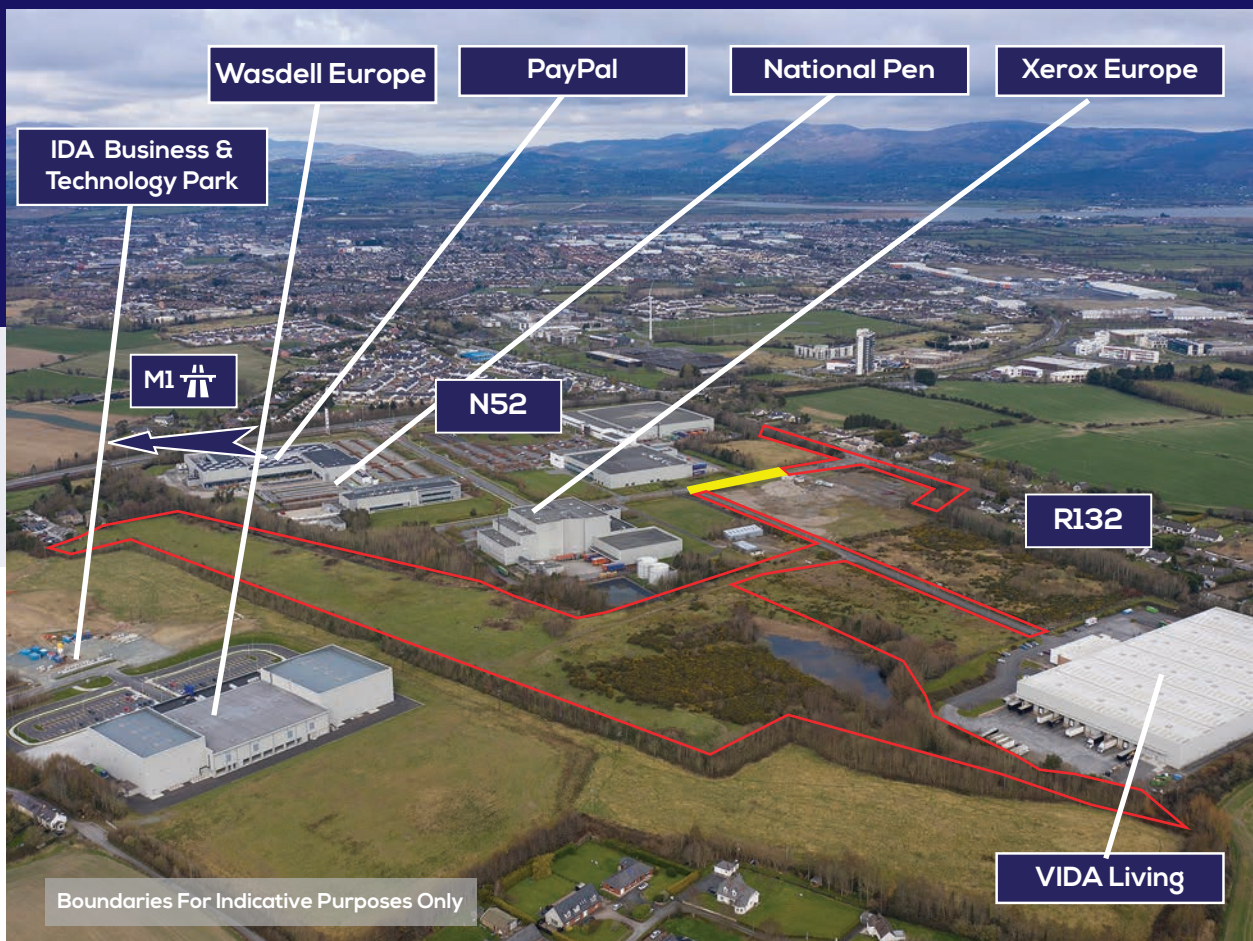


Development
Opportunity



2.5 km East of
M1 Motorway

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

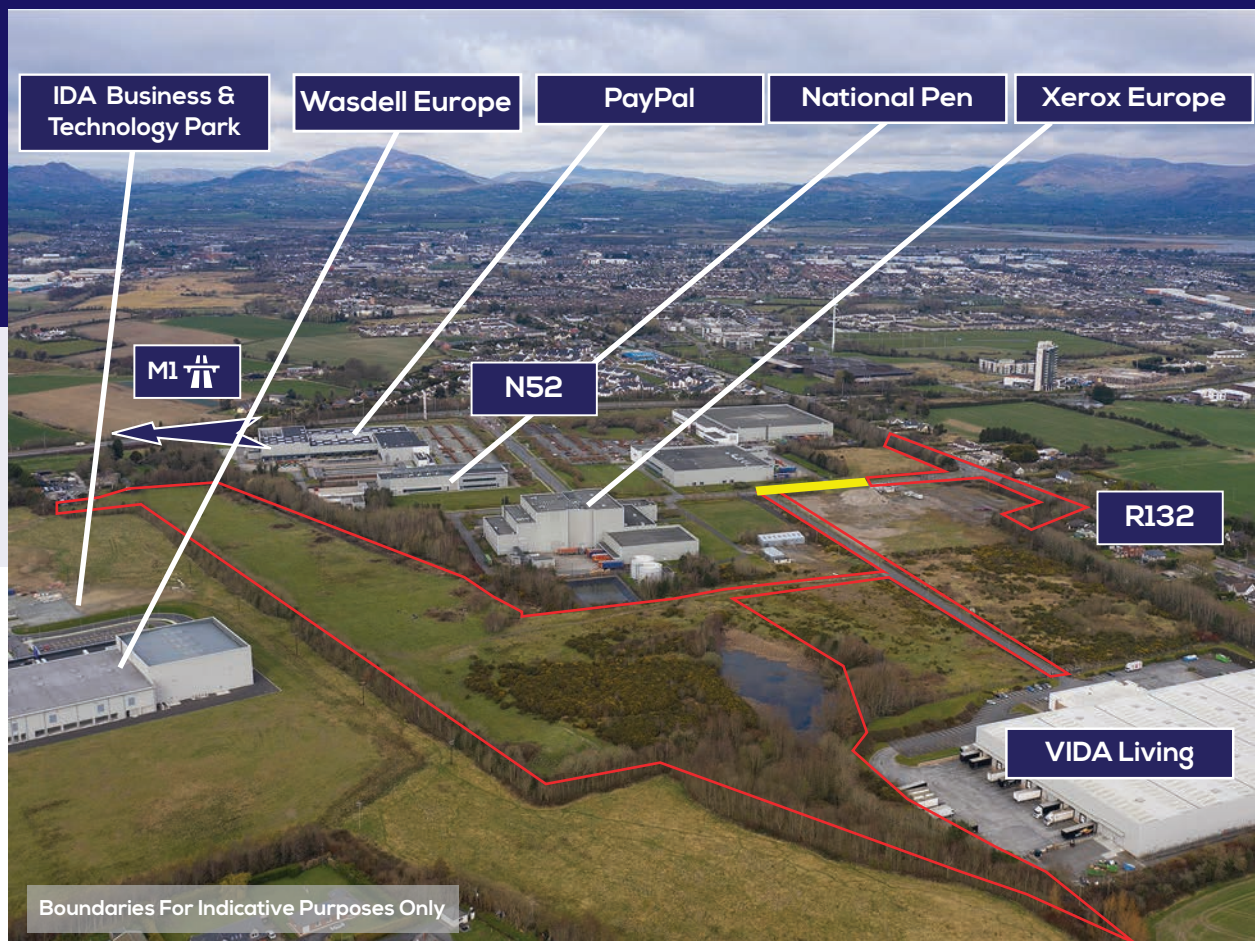


THE OPPORTUNITY

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 'Employment Mixed Use' and under the Draft Plan for Dundalk, they are zoned 'Business and Technology'. The council has informed us that the Draft 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 EM, 'Employment Mixed Use' in the Dundalk and Environs Development Plan 2009-2015.
Generally Permitted Uses are: ATM, Car Park (Commercial), Car Showroom, Conference Centre, Creche / Childcare Facility, Industrial (Light), Industrial (Heavy), Office – Class 3, Park & Ride Facilities, Recycle Facilities, Training Facility, Transport Depot, Warehouse.
- Zoned E2, 'Business and Technology' - Objective E2, under the Draft 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.
- Dundalk County Council anticipate October 2021 for adoption of the Draft Plan.



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

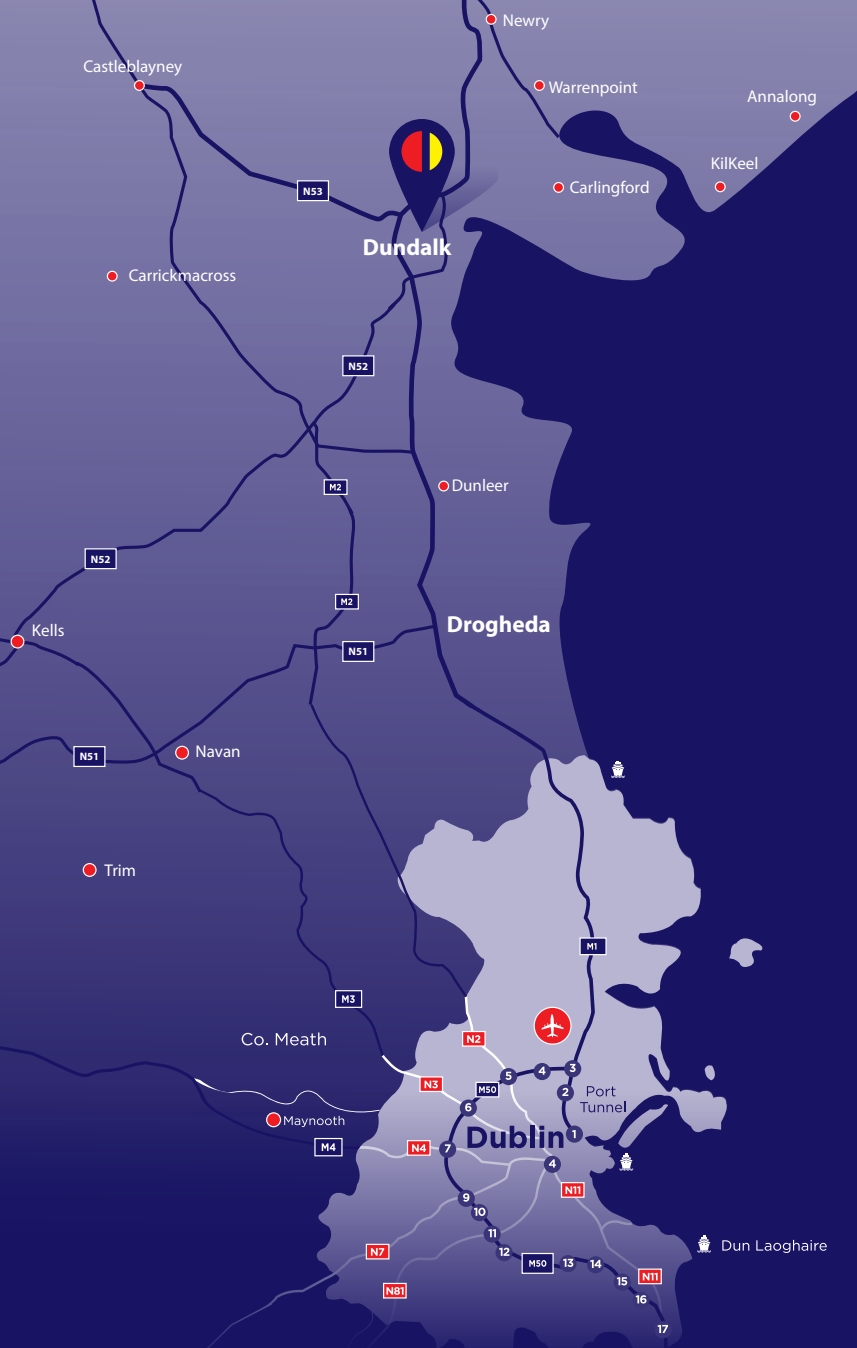
9.02 Hectares / 22.27 Acres.

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)

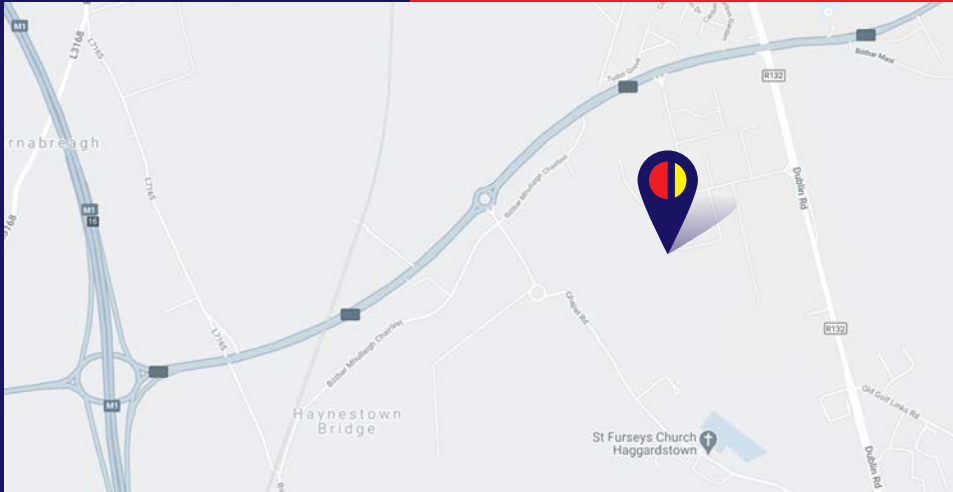
 **GPS: 53.97366, -6.3982**



INDUSTRIAL PROPERTY SPECIALISTS

T: +353 1 453 2755
E: info@harvey.ie
W: www.harvey.ie

PSRA Licence No. 002027



DISCLAIMER

Particulars are set out as a general outline for potential purchasers / tenants and whilst every care has been taken in their preparation, they do not constitute an invitation to treat, or an offer or contract of any kind. All descriptions, floor areas, site areas, dimensions, plans, maps, computer generated images, references to condition, permissions or licences of use or occupation, access and other details, are for guidance purposes only and may be subject to change. The particulars and information are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely upon them as statements or representations of fact, and is specifically advised to satisfy themselves as to their accuracy by carrying out their own due diligence at their own expense. No principal or employee of William Harvey Ltd t/a HARVEY has any authority to make or give any representation or warranty in respect of any property and no liability will be accepted in respect of any loss suffered by any intending purchaser / tenant or third party arising out of information contained on these web pages, brochures or given verbally. Prices and/or annual rents are quoted exclusive of VAT and any other applicable taxes that the purchaser / tenant will be liable for and the purchaser/tenant must satisfy themselves independently as to the incidence of VAT, stamp duty and all additional outgoings or associated acquisition costs in respect of any transaction.