

ON THE INSTRUCTIONS OF IDA IRELAND

# 3.57 HECTARES 'INDUSTRIAL AND RELATED USES' ZONED DROGHEDA BUSINESS & TECHNOLOGY PARK, DROGHEDA, CO. LOUTH

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- Freehold site comprising approximately 3.57 hectares (8.82 acres).
- Located 1 km west of Drogheda town, immediately adjacent to the M1 motorway and Drogheda Retail Park.
- Zoned Objective E1 'to provide for industrial and related uses' under the Meath County Council South environs of Drogheda local area plan.
- Capable of sub division.







## LOCATION

The property is situated on the northern side of L1601, 1 km west of Drogheda town and adjacent to the M1 motorway. Drogheda lies approximately 40 kms north of Dublin Port Tunnel, Dublin Airport and Dublin city is approximately 50 kms to the south. Further to the north, Dundalk is located approximately 26 kms with Belfast approximately 120 kms. Drogheda is one of the country's largest towns and has expanded rapidly in recent years. There are excellent services located within Drogheda town centre with good bus and rail services with retail services available in the Tesco and Drogheda Retail Park. Well known occupiers in the area, including Aldi, Lidl, Tesco, TK Maxx, Harvey Norman and Argos.

## DESCRIPTION

The site comprises a regular shaped level site of approximately 3.57 hectares (8.82 acres) situated in close proximity to Drogheda town centre with direct motorway access from junction 9, Drogheda south on the M1 (Dublin to Belfast) motorway. The site comprises a regular parcel of industrial zoned land beside all services and amenities.

## TOWN PLANNING

The land is situated in an area zoned E1 'industrial and related uses subject to the provision of the necessary physical infrastructure' under the Meath County Council South environs of Drogheda local area plan. This zoning provides for industrial and related uses subject to the provision of the necessary physical infrastructure. They allow for the full range of industrial processes to take place within a well-designed and attractive setting that provides employment opportunities. Non industrial uses are limited to prevent land use conflicts.



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## TITLE

The lands are being sold with the benefit of Freehold Title.

## SERVICES

We are informed that main services are adjacent to the subject property.

## PRICE

On application.

## VIEWING / FURTHER INFORMATION

For further information or to organise a viewing, please contact:

### LISNEY

24 St. Stephen's Green, Dublin 2

Phone No: 01 638 2700

#### Contact:

Cathal Daughton - cdaughton@lisney.com

Keith Begley - kbegley@lisney.com

or

### SMITH HARRINGTON AUCTIONEERS

8/9 Bridge Street, Navan, Co. Meath

Phone No: 046 902 1113

#### Contact:

Mr. John Harrington - john@smithharrington.ie

Mr. Frank Harrington - frank@smithharrington.ie



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