

IN ASSOCIATION WITH SMITH HARRINGTON

DETACHED SHELL OFFICE PREMISES, DUNSHAUGHLIN BUSINESS PARK, MEATH



01-638 2700

- 1,300 sqm (14,000 sqft) of office accommodation over 3 floors.
- Great transport links – M3 in close proximity with easy access to the N3/M50.
- 35 allocated car parking spaces.
- Suitable for owner occupiers or investors.



LOCATION

The subject property is located within Dunshaughlin Business Park, situated just off the Main Street, approximately 1 km south of Dunshaughlin village. In close proximity to the property is the M3 motorway, which provides great access routes to and from Dublin city centre, located approximately 30 km away.

The property also benefits from excellent accessibility to the N3/ M50, Dublin Airport and all main arterial routes serving the north, west and south of the country.

THE PROPERTY

This property is approximately 14,000 sqft of office accommodation located over three floors. Currently in shell condition, the property has 35 allocated parking spaces.

ZONING

Local Authority Zone: ED OBJ 2.

Local Authority Zone Description: To provide for the creation of enterprise and facilitate opportunities for employment through industrial, manufacturing, distribution, warehousing and other general employment/enterprise uses in a good quality physical environment.

GZT Zone: E2 – General Enterprise & Employment.

Plan Currency: From 2013 to 2019.

Local Authority: Meath County Council.

ACCOMMODATION

Description	Sqm	Sqft
Ground Floor	433	4,666
First Floor	433	4,666
Second Floor	433	4,666
Total	1,300	14,000

TITLE

We understand that the property is held on a long leasehold or Freehold title.

SERVICES

We understand that all the usual mains services are connected to the property including water, electricity and telephone.

BER INFORMATION

BER: Exempt.

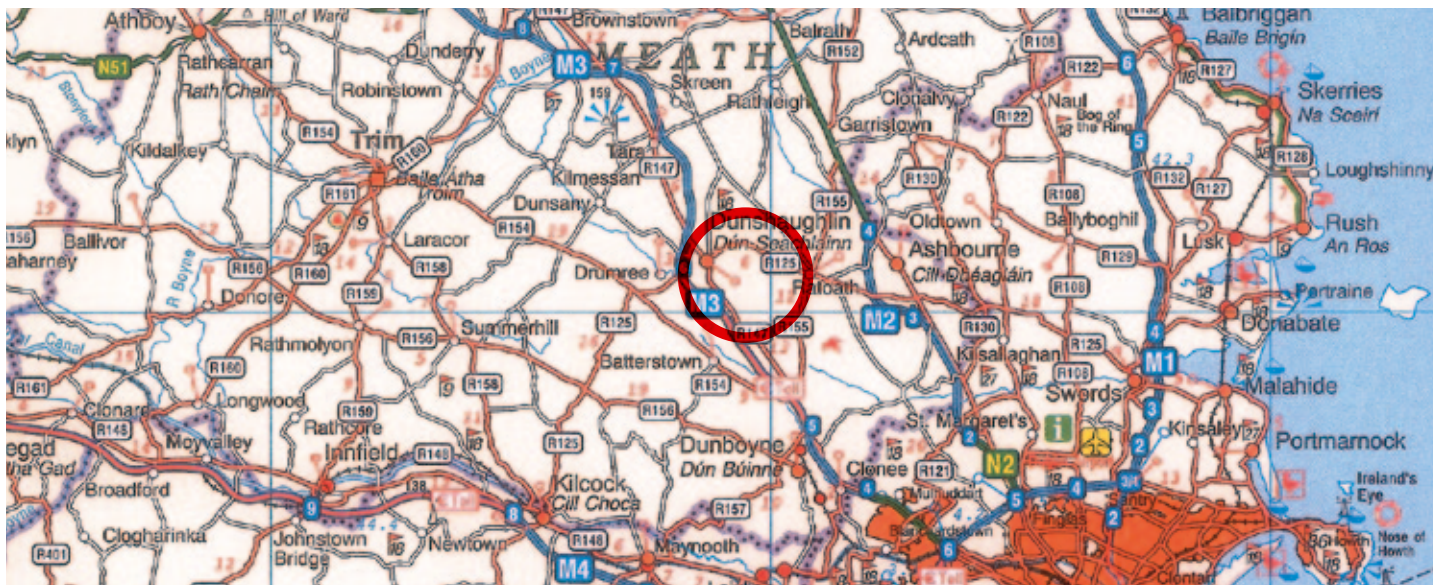
FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

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