

# DN<sup>▲</sup> Dundalk North

BUSINESS PARK



**New 10 year Planning Permission secured**

# Ready to Go Fully Serviced Sites

For Sale by Private Treaty | 50mins from Dublin and Belfast



# DN Dundalk North

Strategically positioned sites with the benefit of full planning permission for approx. 71,634 sq. m. (approx. 771,062 sq ft) of Industrial and Logistics space, comprising 14 units. The units range in size from approx. 1,909 sq. m (approx. 20,548 sq. ft.), to approx. 9,972 sq. m. (approx. 107,338 sq. ft.).

Site is fully serviced, graded and ready for building foundations.



Dundalk Town

Current Access Road  
(5 minutes from site to M1)

Dublin/Belfast  
Railway

Dundalk North  
Main Entrance

Provision for extension  
of link road per  
Development Plan  
(3 minutes from site to M1)

All buildings shown on the plan  
are for illustration purposes.

◀ Belfast (50 mins)

Dublin (50 mins) ▶



All buildings shown on the plan are for illustration purposes.



80  
acres of  
possibility

Dundalk North, one of Ireland's best connected logistic hubs, benefits from a dedicated access directly off the Armagh Road. Dublin and Belfast are both only 50 minutes away via motorway.

Dundalk is one of only 5 cities designated as a Gateway Centre for Development under the National Plan.



Strategic site, Armagh Road, M1 motorway accessed via junction 18. 2km from Dundalk Town centre. 50 minutes from Dublin and Belfast.

There is now a full 10 year Planning Permission in place for the development of approx. 71,634 sq. m. (approx. 771,062 sq ft) of Industrial and Logistics space.

Zoning for employment (mixed use).

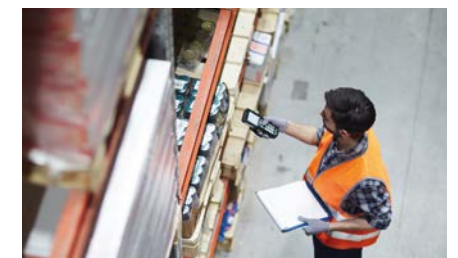
Irish Water approved infrastructure in place for water and sewer throughout site and connected to main networks.



# Fully serviced sites

All sites are fully serviced with all necessary individual connections at each site. This includes, sewer, surface water drainage, water, electricity, telecoms and broadband.

The road network within the site is constructed with street lighting, cycle ways, walkways and green areas in place to the highest level specification for the modern day business park.



ESB Sub Station on Site, and Underground Electricity cables/ducting in place throughout site.

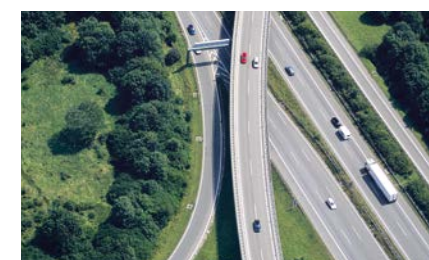
The site zoning encourages a wide and mixed variety of uses, in line with current planning permission with sites ranging from 2 to 54 acres in size.

Underground Telecom cables/ducting in place throughout site.

New entrance, turning lanes, alignment and regrading of Armagh Road is now complete.



The Dundalk Development Plan makes provision to extend the link road, currently in place from the M1 Junction 18 to the Newry Road, directly to a roundabout at the entrance of Dundalk North.



Located 5 minutes off the main M1 Dublin to Belfast route via Junction 18.

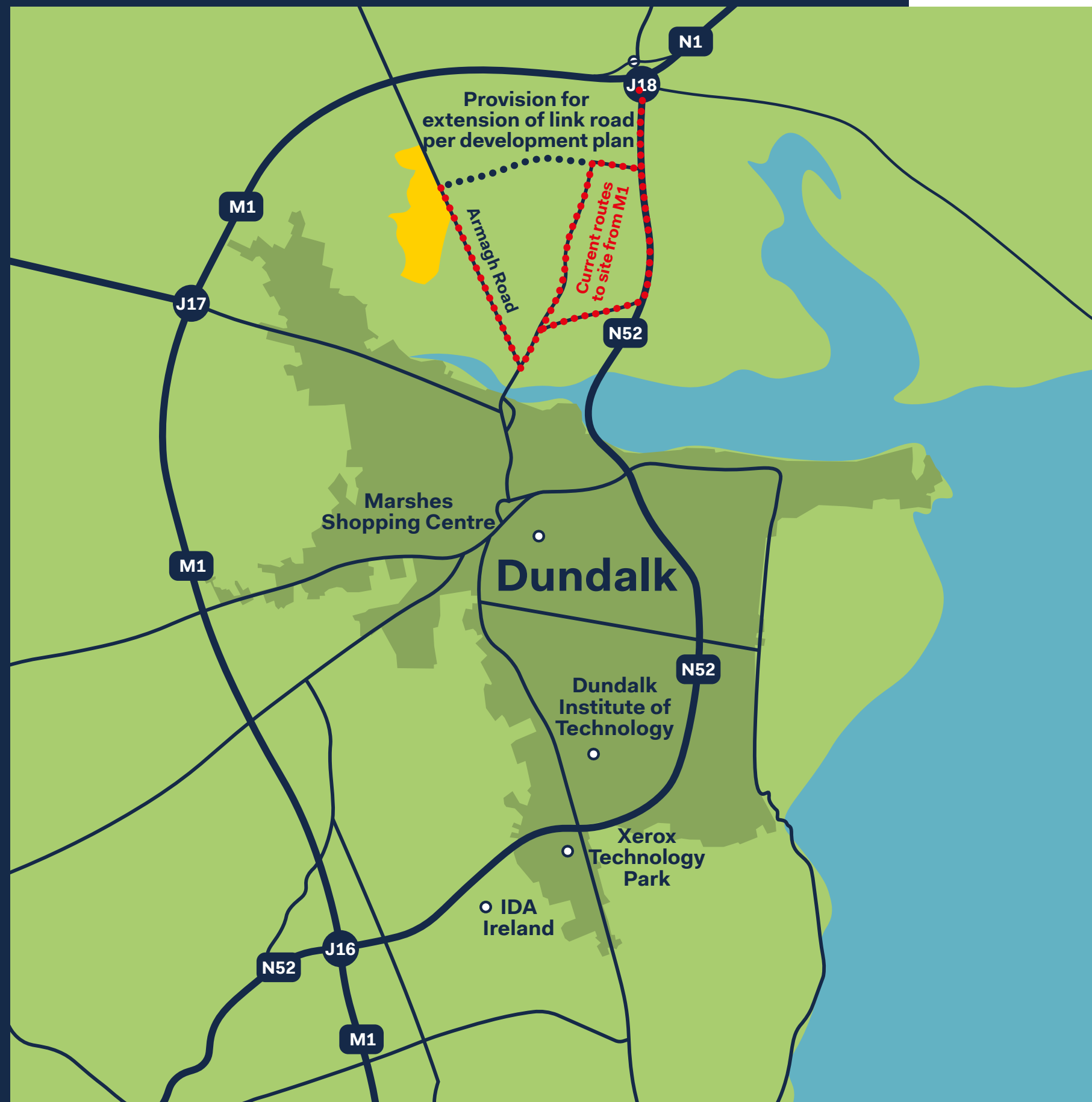
Excellent proximity to major airports and ports.

50 minutes from both Dublin and Belfast centres.

Extensive frontage to, and access directly off the Armagh Road.

Fully zoned in Development Plan.





Located in a highly accessible location within 50 minutes of both Dublin and Belfast and less than 90km from Dublin and Belfast ports and airports.

Destination	km	Hr:Min
M1/M50 Junction	80	0:48
Greenore Port	24	0:24
Newry	15	0:10
Belfast	82	0:50
Belfast Port	86	0:56
Belfast Airport	88	0:59
Belfast International Airport	96	1:07
Dublin	84	0:50
Dublin Airport	78	0:47
Dublin Port	87	0:56
Larne	115	1:15
Drogheda Port	41	0:35
Dundalk Port	5	0:09
Galway	247	2:57
Sligo	170	2:30
Limerick	300	2:45
Cork	342	3:15
Waterford	254	2:24
Rosslare Port	251	2:38

Occupiers within the immediate area of Dundalk North Business Park include:





Large  
scale,  
highly  
flexible

Dundalk North can cater for a huge variety of sizes and uses. The site benefits from proven development potential with full planning permission for approximately 770,000 sq ft of industrial / logistical units.

The current Planning Permission (Reg. Ref. No. 22/976) allows for :

x2, 15m high major warehouse units (1 @ 9074msq, 1 @ 9617msq) with ancillary offices
x8, 15m high medium warehouse / logistics units (1 @ 5780msq, 1 @ 6179msq, 1 @ 6127msq, 1 @ 6430msq, 1 @ 3828msq, 1 @ 4494msq, 1 @ 4212msq, 1 @ 3749msq) with ancillary offices
x3, 15m high light industrial unit (1 @ 1848msq, 1 @ 1774msq, 1 @ 2789msq,) with ancillary offices
x1, 15m prime location industrial unit (1 @ 2650msq) with primary 2-storeys office
26.4 hectares (65.4 acres) of land for a business park
Provision for the 4no. electricity substations (4 @ 14sqm)
Provision of a river walk along the Castletown River
Provision for 1no. 6.9m high fuel filling station with associated retail, restaurant / café (1 @ 484 sqm), car parking & 3.6m high car wash (1 @ 36msq)

NB: There is excellent planning precedent and potential to apply for revised planning permissions for alternative layouts to cater for a variety of requirements.





# Land Use Zoning

Zoned objective “EM - Employment Mixed Use” under the terms of the Dundalk Development Plan. The “EM” Zoning Objective is to “provide opportunities for general enterprise and employment”.

The site zoning facilitates an extensive range of uses, as demonstrated under the current planning permission.

## Zoned E1 General Employment in the 2020-2027 draft development plan.

### Uses Permitted in Principle

Logistics/Warehousing  
High Technology Manufacturing  
Industry – General Manufacturing  
Office Ancillary to Permitted Use  
Vehicle Sales Outlet  
Wholesale  
Industry – Light  
Builders Provider/Yard  
Business Enterprise Centre  
Childcare Facility  
Digital Innovation Hub/Co-Working Space  
Education Facility (Third Level or Training Centre)  
E-Charging Facility  
Energy Installation  
Food Processing Facility  
High Technology Manufacturing  
Hotel/Hostel/Aparthotel  
Park and Ride Facilities  
Research and Development  
Road Transport Depot  
Science and Technology Based Enterprise  
Utilities  
Wholesale Warehousing/Cash and Carry  
Warehousing General

### Open for Consideration

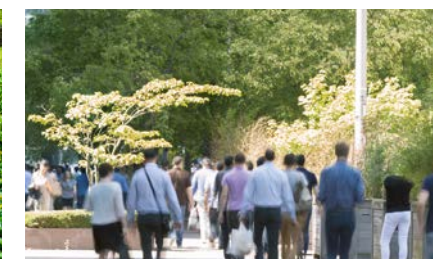
Coffee Shop/Tea Room  
Car Dismantler/Recovery Yard  
Data Centres  
Garden Centre  
Industry Heavy  
Plant and Tool Hire  
Public Services  
Recycling Facility (Waste)  
Service Station  
Telecommunications Structures  
Vehicle Servicing/Maintenance Garage



# High quality setting



Dundalk North has the feel of an international business park. The wide internal roads are bordered by strips of leafy planting along each side. Generous green areas, well lit walkways and cycle lanes run the full length of the road network.



At Dundalk North we have created an environment where work is a pleasure, with easy commuting connectivity for owners and employees. The cycle network and parkland pathways along with the green areas specifically designed for al fresco

lunch breaks and outdoor meetings create natural calm. Plans for a service station with retail are well advanced, as is our proposal for a gently curving riverside walkway to connect Dundalk North to the town's vibrant centre.



# Proposed Masterplan (following end users applications)

Total flexibility regarding the design and size of each building depending on individual site acreage, tailoring to the end users specific business needs.

Permissible uses include:

- Logistics/Warehousing
  - High Technology Manufacturing
  - Industry – General Manufacturing
  - Office Ancillary to Permitted Use
  - Vehicle Sales Outlet
  - Wholesale
  - Industry – Light
  - Builders Provider/Yard
  - Business Enterprise Centre
  - Childcare Facility
  - Digital Innovation Hub/Co-Working Space
  - Education Facility (Third Level or Training Centre)
- E-Charging Facility
  - Energy Installation
  - Food Processing Facility
  - High Technology Manufacturing
  - Hotel/Hostel/Aparthotel
  - Park and Ride Facilities
  - Research and Development
  - Road Transport Depot
  - Science and Technology Based Enterprise
  - Utilities
  - Wholesale Warehousing/Cash and Carry
  - Warehousing General

## 10 Year Planning Permission

Gross External Area Schedule

Unit No	Sites for Sale Area ha / Acres	Footprint Area m <sup>2</sup>	Footprint Area m <sup>2</sup>	GEA + Office @1st Floor m <sup>2</sup>	GEA + Office @1st Floor m <sup>2</sup>
Unit 1	1.2421 / 3.0692	3,508	37,760	4,020	43,271
Unit 2	2.6445 / 6.5346	8,899	95,788	9,295	100,050
Unit 3	0.7203 / 1.7815	1,828	19,676	1,986	21,377
Unit 4	0.5658 / 1.3981	1,751	18,848	1,909	20,548
Unit 5	0.8646 / 2.1366	2,312	24,886	2,805	30,193
6 Future Development	1.2350 / 3.0516	-	-	-	-
Unit 7	1.0754 / 2.6573	2,689	28,944	2,951	31,764
Unit 8	1.6449 / 4.0647	5,627	60,569	6,021	64,810
Unit 9	1.8874 / 4.6639	6,049	65,111	6,435	69,266
Unit 10	1.7225 / 4.2563	6,000	64,583	6,375	68,620
Unit 12	1.6802 / 4.1518	6,277	67,565	6,714	72,269
Unit 13	2.6524 / 6.5542	9,360	100,750	9,972	107,338
Unit 14	1.1343 / 2.8029	3,750	40,365	4,012	43,185
Unit 15	1.2193 / 3.0129	4,403	47,394	4,714	50,741
Unit 16	1.5756 / 3.8934	4,110	42,240	4,425	47,630



At the site entrance a T junction will be in place until the proposed roundabout is completed.

All layouts/specifications/uses can be changed with a revised planning application.







## The professional purchasing partnership

An experienced team has been assembled to provide expertise at every stage of the purchase journey

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### Professional Team:



JSA Architects



TSL Projects



Waterman Moylan  
Engineering

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