



**FOR SALE**

# FOOD PROCESSING FACILITIES with warehousing and other services Dunraymond, Co. Monaghan

- Modern industrial space 4 miles south of Monaghan Town
- Fully serviced including an office with cat 5 network and broadband
- Secure gated site with internal and external CCTV
- Ample on-site parking

(UK) **028 9044 1000**  
(ROI) **+4428 9044 1000**



**WHELAN**

A modern high specification, food grade warehouse potentially suiting a wide variety of uses located in Dunraymond, Co. Monaghan, 4 miles from Monaghan Town off the R162.

County Monaghan is a food processing hub. Food production industries account for over 60% of the County's employment and 90% of the foods produced in the County are exported. The high density of food production companies contributes to a high level of skilled and professional labour force available in the County.

## ACCOMODATION

Situated on a self-contained site, the property is secure with automated gates, an internal and external CCTV alarm system.

The main building is a 3500 m<sup>2</sup> portal steel frame warehouse sectioned into areas for segregation of goods or work processes. In its current layout the building has 3 mezzanine floors which can be removed to restore full eaves height.

The premises can be easily adapted to facilitate a range of activities in food production.



## KEY POINTS

- 6 loading docks – 2 ground level and 4 sealed bays – all with power insulated doors.
- Fully serviced office suite with cat 5 network and broadband.
- Temperature controlled areas.
- Pumped diesel storage facility.
- 3 phase electricity.
- Back up power generator.
- Temperature controlled areas.
- Maintenance area.
- Conforms to all fire regulations.
- Department of Agriculture and An Bord Bia approved for food storage and production.
- The premises are roughly equidistant between Belfast and Dublin, with travel taking approx. 1 hour and 30 minutes.

## GUIDE PRICE

Price on application

## LOCATION



## VAT

All prices, charges and rentals are quoted exclusive of taxes, which may be applicable.

## VIEWINGS

Brian Nixon

(UK) 028 9044 1000

(ROI) +4428 9044 1000

(M) +4478 0103 2053

[brian.nixon@whelan.co.uk](mailto:brian.nixon@whelan.co.uk)

Whelan Commercial Ltd.

41 Arthur Street, Belfast, BT1 4GB

[www.whelan.co.uk](http://www.whelan.co.uk)



