

Manufacturing Facility & Adjoining Lands

Donore Road, Drogheda, Co. Louth





High profile, self-contained site comprising a manufacturing facility and greenfield site extending to 16.25 acres (6.65 ha)



Lot 1 comprises a manufacturing facility extending to approx. 153,429 sq ft (14,254 sq m) on approx. 10.25 acres (4.15 ha)



Lot 2 comprises an adjacent undeveloped site with independent access extending to approx. 6.2 acres (2.5 ha)



Lot 2 benefits from a positive planning history, including a recently lapsed permission for a production facility extending to 242,656 sq ft (22,543.5 sq m)



Benefit of existing wastewater licence



3MVA MIC electricity supply



Operational sprinkler system throughout



137 designated car parking spaces including 7 EV charging spaces

Outline is for indicative purposes only. Not to scale.

Location

The property is located in the town of Drogheda which is strategically positioned at the heart of the Dublin-Belfast Economic Corridor.

Drogheda benefits from immediate access to the M1 Motorway, offering exceptional connectivity to skilled labour and key infrastructure making it well suited for manufacturing, distribution and warehousing occupiers. Notable occupiers include Dannan Air Factory, Boyne Valley Group, Elmore Recycling Limited, East Coast Bakehouse and Iron Mountain.

The facility itself is located off the Donore Road on the south-western fringe of Drogheda, within an established industrial area. It is situated approximately 1.3 km from the town centre and 1.4km from the M1 Motorway at Junction 9.

In addition to ease of access to the M1 Motorway, Drogheda also benefits from strong public transport links. Drogheda MacBride Railway Station serves the area with regular rail and bus services, providing direct connections to Dublin, Belfast and other key commercial centres.

Future upgrades to infrastructure include plans for a second railway station and the extension of DART services from Dublin to Drogheda.

Location	Distance (km)	Drive time (mins)
M1	1.6	3
M50	39.6	24
Dublin Airport	38.4	26
Dublin Port	46.7	30
Dublin City Centre	49.1	34



Description

The subject property is situated on a high-profile, self-contained site extending to approximately 16.25 acres (6.65 ha), the property comprises an established manufacturing facility alongside a greenfield development opportunity.

- Lot 1: Manufacturing facility extending to approximately 153,430 sq ft on a site of 10.25 acres (4.15 ha).
- Lot 2: Adjoining development site extending to approximately 6.2 acres (2.5 ha) with independent access and positive planning history.
- Originally constructed in 1964, with a manufacturing facility added in 1980 and a further extension completed in 2022.
- Equipped with an automated overhead gantry crane supporting manufacturing operations.
- 5 no. dock levellers and 4 no. grade level doors facilitating efficient distribution
- High-quality office accommodation featuring:
 - Raised access floors
 - Carpeted finishes
 - Suspended ceilings
 - LED lighting throughout
 - Dedicated canteen and staff changing facilities.
 - Supported by a wastewater licence.
 - Robust 3MVA MIC electricity supply.
 - 137 designated car parking spaces.
 - Suitable for a wide range of manufacturing, industrial and logistics occupiers.

Accommodation	Sq M	Sq Ft
Warehouse	10,601	114,108
Office	1,074	11,560
Stores / Workshop	2,579	27,760
Total	14,254	153,429
Site Area	16.45 acres	6.66 hectares

All intending purchasers must satisfy themselves as to the accuracy of the measurements and information provided above.



Positive Planning History

PLANNING REF: 20273

- Lot 2 extends to 6.2 acres of undeveloped land
- Planning was granted on 22/02/2021 by Louth County Council and has expired as of 21/02/2026
- Please see summary of planning grant below:
- Constructed over 3 storeys, the building would comprise a mixture of warehouse space and offices. The facility will benefit from 5 dock level doors
- The primary functions of the facility would be moulding, assembly, gowning, packing, warehousing and dispatch

Planning Ref.	Applicant	Description of Development	Decision Date	Decision
20273	Becton Dickinson & Company Ltd	A new production facility extending to 22,543.5 sq. m (GIA) with supporting infrastructure, upgraded parking and service areas, and improved site access from Donore Road.	22/01/2021	Conditional Grant



Further Information

DATA ROOM

For access to the data room, please contact the Selling Agent.

METHOD OF SALE

The subject site is being offered for sale by Private Treaty.

TITLE

It is understood that the property is held freehold.

BER



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Selling Agent



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