





Raymond Potterton Auctioneers are delighted to present to the market this exceptional industrial unit extending to c. 4,896 sq. ft. in the thriving Ashbourne Business Park.

Rarely does a property of this calibre become available in such a strategic location.

# Unit 6 The Court, Ashbourne Ind Estate, Co. Meath, A84 TY31

## INTRODUCTION

This superb facility is in turnkey condition and offers a versatile layout to suit a wide range of commercial and industrial uses. The building is finished to an excellent standard both internally and externally, with a high-clearance warehouse extending to c. 3,675 sq. ft. and c. 1,221 sq. ft. of well-appointed office, mezzanine, reception, and ancillary accommodation. The offices are bright and well-presented, while the warehouse benefits from a high-grade painted floor, excellent height, and modern roller access.

The property is located in the heart of Ashbourne Business Park, an established and sought-after business hub, offering immediate access to the M2 and in turn to the M50 motorway, Dublin Airport, Dublin Port, and the national road network. This connectivity makes it ideal for logistics, distribution, light manufacturing, or as a high-quality base for an expanding company.

## LOCATION

Ashbourne Business Park is a thriving commercial destination, home to a mix of logistics, distribution, manufacturing, and service-based companies. The park is positioned just off the M2 motorway, offering seamless connectivity to the M50, Dublin Airport, Dublin Port, and the wider national road network. Ashbourne town centre, with its array of services, shops, and amenities, is only minutes away.

Its location within the Greater Dublin Area ensures easy access for staff, customers, and suppliers, while its modern infrastructure and strong business community make it an ideal setting for growth-focused companies.

## FEATURES

- Impressive, high-spec commercial premises in excellent condition
- High-clearance warehouse (7.3 m to roof / 6.5 m to joists) with high-grade painted floor
- Automatic roller shutters (upgraded in recent years)
- Dedicated on-site parking
- Bright and modern office accommodation
- Mezzanine level providing additional flexible space
- Welcoming reception area
- Fitted canteen facilities
- Toilet block (male & female)
- Fully networked with high-speed broadband available
- Flexible layout – suitable for a wide variety of uses
- Prime location within easy reach of Dublin City, Dublin Airport & M50

## FOR FURTHER DETAILS

Contact Darren Whelan on 046 9027666

## DIRECTIONS

EIRCODE: A84 TY31





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