

**Colehill**

**Newtown Cunningham**

**Donegal**



**Donegal Estates**  
Estate Agents



**To Let**

**Asking Price €**

**BER B2**

## Description

Donegal Estates are delighted to present to market this fabulous industrial premises for rent strategically located between Derry and Letterkenny on the main N13 route which connects the northwest of Ireland to Northern Ireland and other routes.

The units are presented in excellent condition throughout and offer a host of additional extras including an extensive concrete yard. The entire available unit extends to approx 25,000 sq ft with unrestricted workable space and approx 22 foot internal eaves height. The unit is available to rent in its entirety or in smaller unit sizes. Three phase power supply, large roller doors, offices, canteen area and wc are available.

All in all this is a fabulous, bright and spacious unit suitable to a variety of businesses. Contact Dermot Farrell today to organise a viewing.

VIEWING HIGHLY RECOMMENDED!

## BER Details

BER B2

## Special Features

Strategic location

Extensive yard and parking

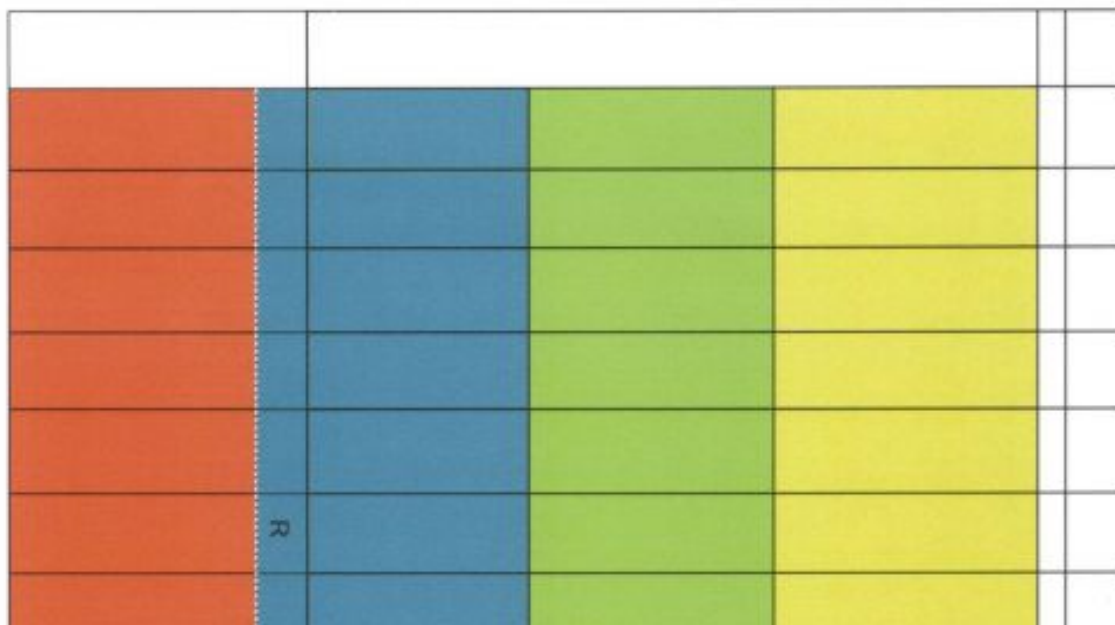
Close proximity to Northern Ireland

**Latitude:54.9999065 Longitude:-7.5019294(copy into Google Maps for location / streetview)**

## Directions

Located on the N13 main route approx 17 km from Derry City and the same from Letterkenny. GPS Co-ordinates 54.9999065 -7.5019294.

INTERNAL LAYOUT





## LOCATION

THIS TRANSPORT HUB IS LOCATED OFF THE NATIONAL PRIMARY N13 ROADWAY, CONNECTING LETTERKENNY, SLIGO, DERRY AND ONWARDS DESTINATIONS. THE ROUTE TURNS EAST SOUTHWEST TO BRIDGE END TO LINK TO THE BORDER, BECOMING THE A2 ROADWAY OF DERRY AND LINKING DERRY CITY CENTRE.

SITUATE IN AN IDEAL HAULAGE AND COMMERCIAL LOCATION ACCESSING NORTHERN AND SOUTHERN IRELAND.

LARNE HARBOUR VIA N6 133KM  
BELFAST HARBOUR VIA A6 / M2 125KM  
DUNDALK PORT VIA A5/ N1 164KM  
DUBLIN CITY AIRPORT & PORT VIA A5/ M1 226KM

GPS COORDINATES: 54.9999065, -7.5019294

## About Donegal Estates

Donegal Estates  
Ballyraine  
Letterkenny  
Co Donegal  
Tel: +353 74 9194408  
Email: [info@donegalestates.ie](mailto:info@donegalestates.ie)



Donegal Estates  
Estate Agents

Full details of this property and all our other listings may be viewed at [www.donegal.ie](http://www.donegal.ie) and [www.onview.ie](http://www.onview.ie)

### Conditions to be noted:

- 1 These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact.
- 2 The vendor does not make or give Donegal Estates or its staff authorisation to make or give any representation or warranty in respect of this property.
- 3 All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them.
- 4 In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.
- 5 The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively.
- 6 Property Services Regulatory Authority (PSRA) Licence Number 003135.