

**Colehill**

**Newtown Cunningham**

**Donegal**



**Donegal Estates**  
Estate Agents



**To Let**

**Asking Price €**

**BER B2**





## 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

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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.