



**Lagan Homes Ireland Ltd**

1st Floor Block 10-4 | Blanchardstown Corporate Park | Dublin | D15 X98N

### **Gort Mell**

Creche @ Gort Mell, Drogheda, Co. Louth

375 sq.m/4037 sq.ft

Excellent opportunity to acquire a purpose built creche just minutes from Drogheda town. The premises is located in the new residential development of Gort Mell by Lagan Homes which comprises of 237 residential units.

The creche facility offers 375 sq.m extending over 2 floors with associated car parking externally in addition to an external play area. The property will be completed to shell and core finish internally and completion is anticipated for Q4.2025

Gort Mell is well serviced by rail and bus transport services, educational and retail facilities at West Street, Scotch Hall Shopping Centre as well as retail Parks on the north and south sides of the town.

- Shell and core finish
- Superb External finish of brock and render
- Enclosed Play area
- Double Glazed PVC windows
- BER A2 subject to purchasers fit out
- VAT applicable on purchase
- Price on Application

## APPROX TRAVEL TIMES

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### BY CAR

M1 Motorway	3 mins
Bus Station	7 mins
Train Station	11 mins
Dundalk	25 mins
Port Tunnel	32 mins
Dublin Airport	39 mins
Dublin City Centre	45 mins
Belfast City Centre	75 mins

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### BY TRAIN

Dublin	34 mins
Belfast	90 mins

All times are approx. and may vary during peak times