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TO LET

MEDICAL DEVICE MANUFACTURING FACILITY / DISTRIBUTION CENTRE – UNITS 1,2 & 3 THORN ROAD, LETTERKENNY, CO. DONEGAL

Self contained modern & secure c.14,000sq ft former medical device manufacturing / distribution facility with class 100,000 clean rooms, laboratory, office & administration suits, meeting rooms, warehousing, canteen/food hall, haccp commercial kitchen, with enclosed 13,000 sq ft parking & loading bay to the front.



PRICE - €45,000 per annum

UNIT 1



Entrance Foyer (3.30m x 3.00m)

High traffic lino flooring, stairwell to 1st floor level office suite and toilets

Kitchenette (3.30m x 3.00m)

Suspended Ceilings, recessed fluorescent lighting, fully tiled floors, eye & low level units, drainer sink, splash back tiling, extractor fan, 4 ring electric hob, under counter fridge, panel heater, heat detectors

Ground Floor Ladies & Gents W/C (3.30m x 2.50m)

Fully tiled ladies and gents toilets with wash hand basins

First Floor Ladies & Gents W/C (3.30m x 1.25m)

Fully tiled ladies and gents toilets with wash hand basins

First Floor Manager/Administration Office (5.65m x 3.30m)

Carpets, suspended ceiling, lighting, roller blinds, Dado trunking with cat5 cabling, white board, office desks & chairs

Warehousing Area (30.71m x 12.24m)

This area is less 8.80m x 3.50m as shown in image 2

Polished concrete floor, low bay lighting, ventilation system, first aid station, electric roller door, pallet racking with secure cage system

UNIT 2



Entrance Foyer (3.30m x 3.00m)

High traffic lino flooring, stairwell to 1st floor level office suite and toilets

Commercial Kitchen (3.00m x 2.85m)

Suspended Ceilings, recessed fluorescent lighting, water heating, stainless steel counters, sinks, oven and hob, extractor

Ground Floor Ladies & Gents W/C (2.85m x 2.50m)

Fully tiled ladies and gents toilets with wash hand basins

First Floor Ladies & Gents W/C (3.00m x 1.25m)

Fully tiled ladies and gents toilets with wash hand basins

First Floor Comms/Administration Office (4.65m x 3.10m)

Carpets, suspended ceiling, lighting, cat5 cabling, white board,

First Floor Office Suite (8.75m x 8.20m)

Carpets, suspended ceiling, lighting, cat5 cabling, white board, desks and seating for 12-15 administration staff

Staff Dining/Food Hall (8.75m x 8.80m)

Air conditioning, suspended ceiling, modular recessing lighting, lino covered floor, seating for 24 staff with room for much more, hand washing facility

Center circulation space (12.12m x 3.20m)

High traffic floor coverings, pvc panelled walls, suspended ceilings with lighting

Office Suite (9.30m x 5.10m) Right Hand Side

High Traffic flooring, white board, office furniture, dado trunking

Laboratory (5.05m x 6.10m) Left Hand Side

Laboratory (5.05m x 5.05m) Left Hand Side

Fully Fitted Soft Wall Clean Room (12.10m x 9.10m)

UNIT 3



Entrance Foyer (3.30m x 3.00m)

High traffic flooring, stairwell to 1st floor level office suite and toilets

Kitchenette (3.30m x 3.00m)

Suspended Ceilings, recessed fluorescent lighting, fully tiled floors, eye & low level units, drainer sink, splash back tiling, panel heater, heat detectors

Ground Floor Ladies & Gents W/C (3.30m x 2.50m)

Fully tiled ladies and gents toilets with wash hand basins

First Floor Ladies & Gents W/C (2.90m x 1.25m)

Fully tiled ladies and gents toilets with wash hand basins

First Floor Manager/Administration Office (5.75m x 3.30m)

Carpets, suspended ceiling, lighting, roller blinds, Dado trunking with cat5 cabling, white board, office desks & chairs

Warehousing Storage Area (13.65m x 8.75m)

Polished concrete floor

Secure Work bay to Left (4.75m x 3.50m)

Sliding steel door, 3ph power access, lighting

Middle Airlock (3.50m x 2.05m)

Gowning Room / Airlock (5.70m x 3.50m)

4 wash and dry stations, stainless steel benches, wall mirrors, rails, first aid station

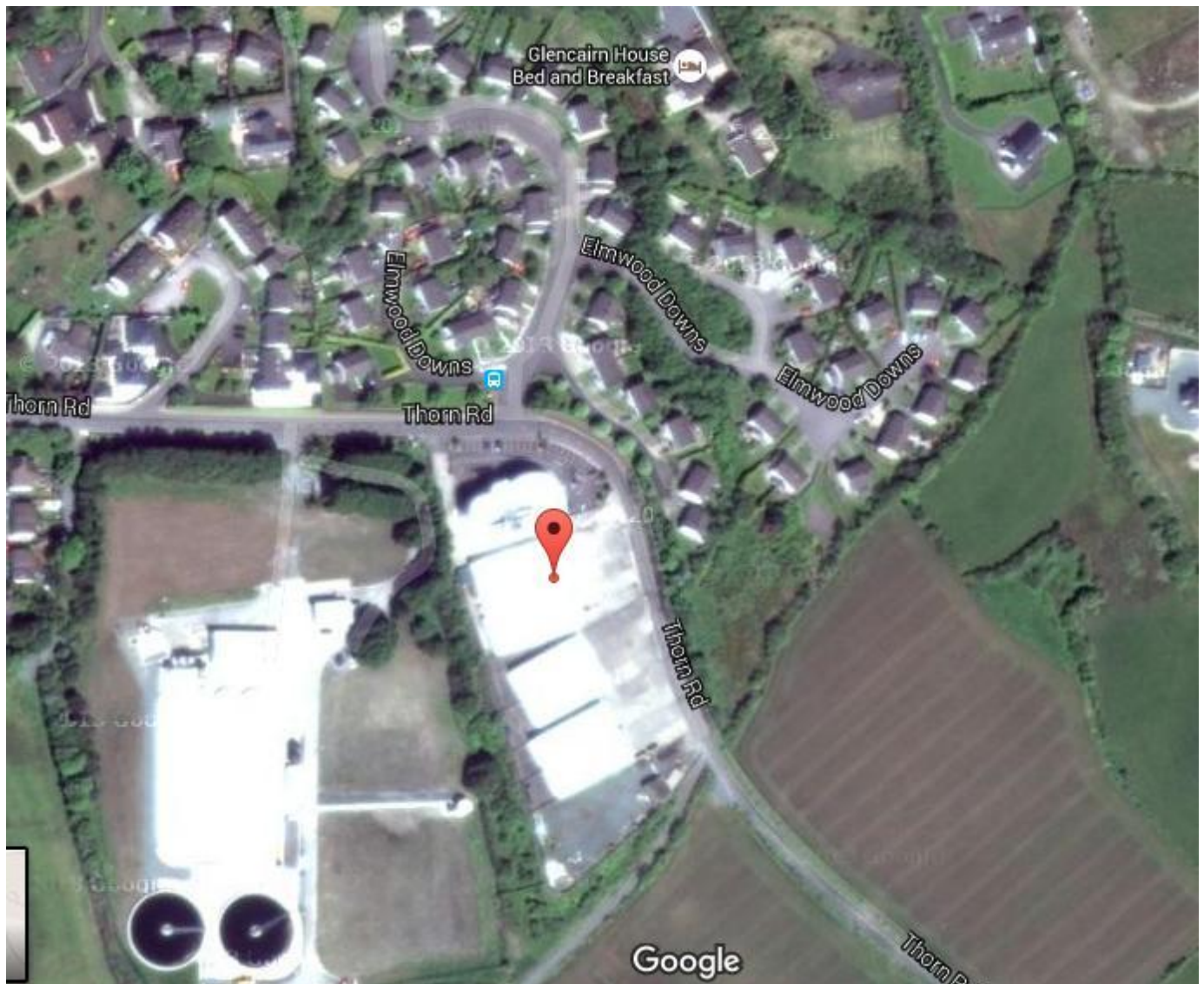
Right Hand Side Airlock (3.50m x 3.10m)

Front Clean room airlock, high traffic flooring, lighting

Hard Wall Clean Room (13.42m x 12.15m)

High traffic flooring, fully fitted work stations with desks, chairs and associated airlines, lighting, ventilation and emergency exits.

- Modern construction c.14,000 sq ft secure building
- Office Suites, meeting rooms & laboratories
- Class 100,000 Clean rooms (soft & hard wall)
- Dining hall with commercial kitchen
- Electric Roller Shutters
- Enclosed concrete loading & parking bay to front (36m x 33m)
- Exterior Security Lighting
- Ample Signage areas



**Viewing by appointment only by contacting:
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