



ATHLONE BUSINESS PARK

DUBLIN ROAD, ATHLONE, CO. WESTMEATH

To Galway



Junction 8
M6

To Dublin



Business &
Technology Park



Shannon
Retail Park

Kilmartin
N6 Centre

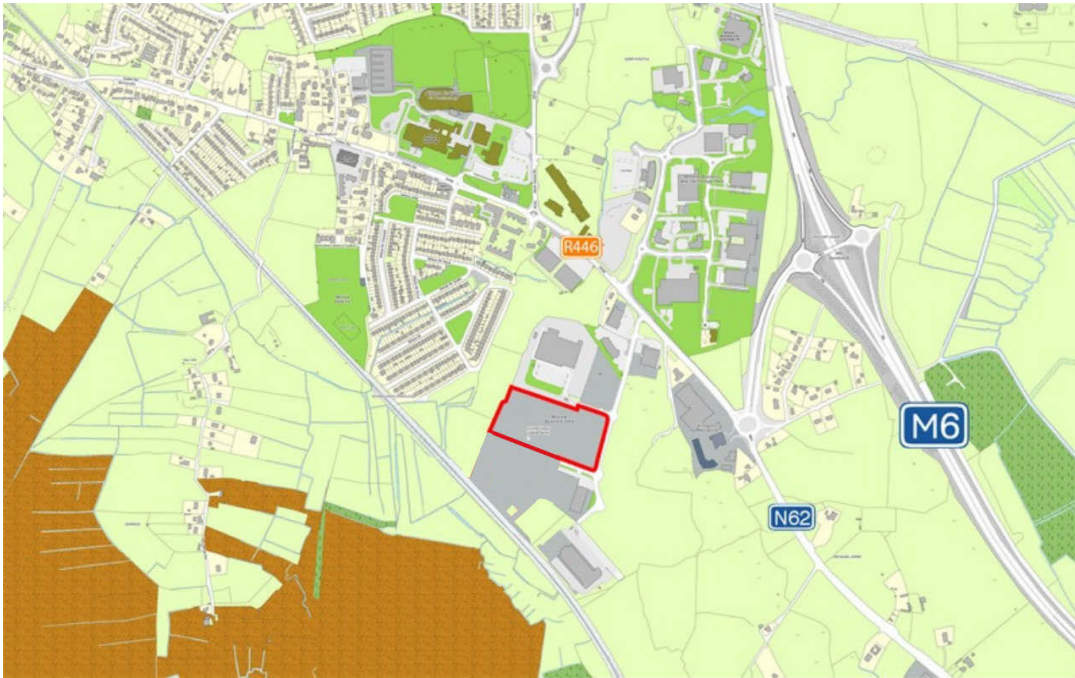
N62

an
post



FOR SALE BY PRIVATE TREATY
APPROX. 9 ACRE DEVELOPMENT SITE





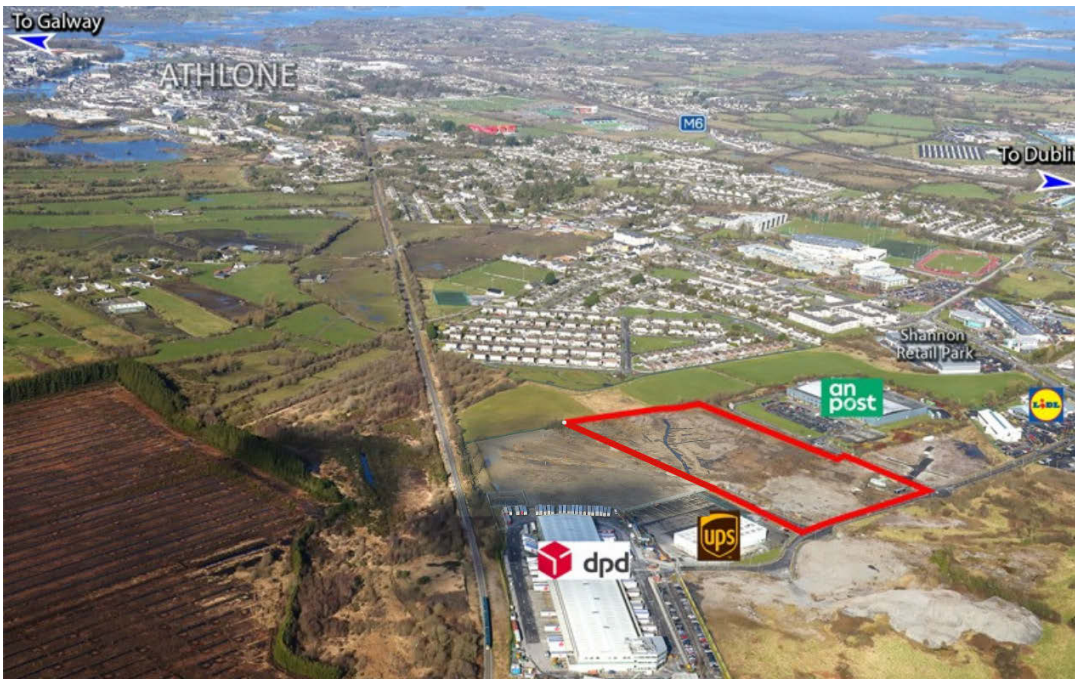
LOCATION

Located on the eastern side of Athlone Town off the Dublin Road (R446), approx. 850 metres south west of Junction 8 of the M6 (Dublin to Galway Motorway).

Athlone is strategically located 85 kms east of Galway City and 125 kms west of Dublin City.

Nearby developments include IDA Business and Technology Park, Shannon Retail Park, Kilmartin N6 Centre and Athlone IT.

Situated within an established business park with adjoining occupiers including An Post, Lidl, UPS, An Post Insurance, Colm Quinn Motor-store and DPD Ireland.



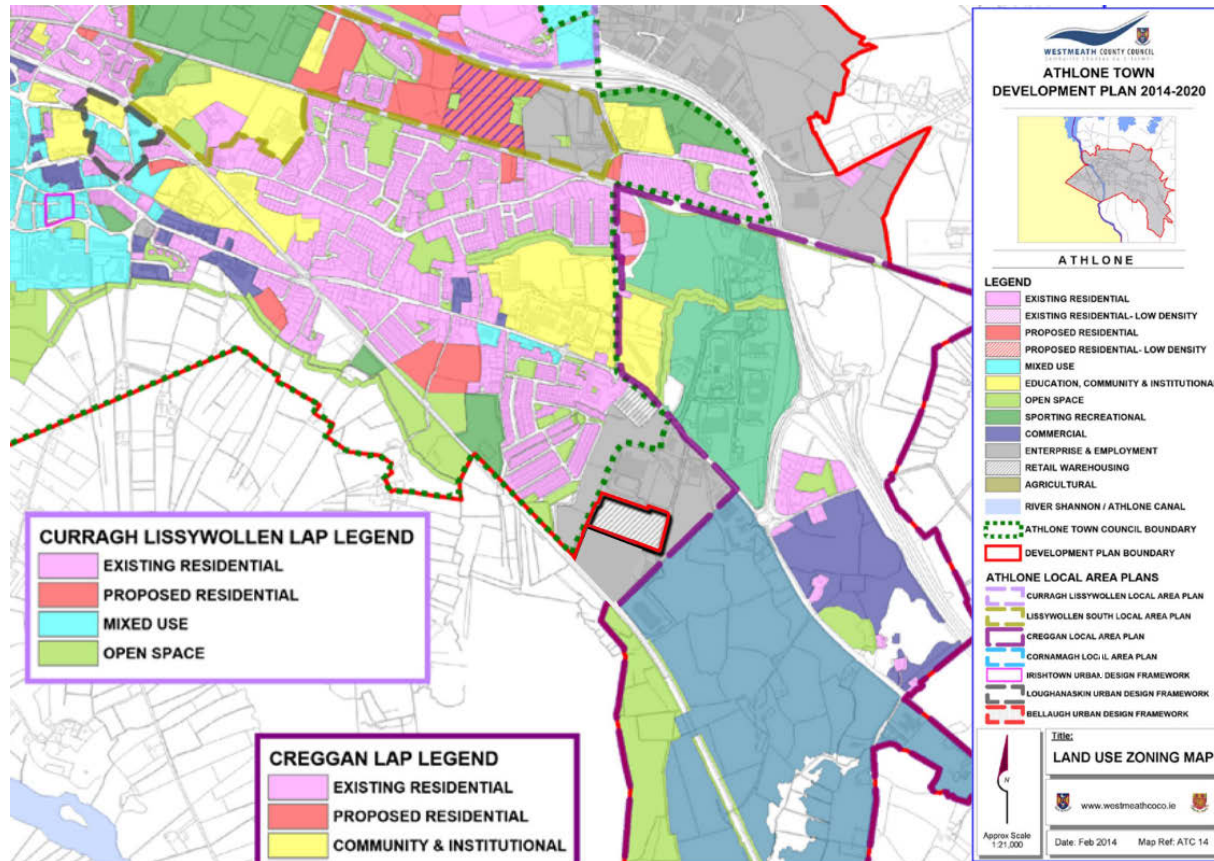
DESCRIPTION

Attractive commercial development opportunity extending to approx 3.64 ha (9 acres) located in a well established Business Park.

Site is largely level and filled in anticipation of future development.

Access is provided via the internal Athlone Business Park Estate Road which in turn is located off the Dublin Road (R446).

The site is regular in configuration and has frontage onto the estate roads on three sides.



TOWN PLANNING

The site is currently zoned 'Retail Warehousing' in the Athlone Town Development Plan 2014-2020. This zoning allows for a variety of potential uses including Retail Warehousing, Wholesale Outlets and Warehousing.

Expired permission for a Retail Park comprising 10 retail warehouse units, including an anchor store with an associated garden centre. (Reg. Ref: 07/1083)

TERMS

For Sale by Private Treaty

SERVICES

We understand all main services are available to the subject property, however all interested parties should satisfy themselves on the availability of services.

TITLE

Understood to be Freehold

PRICE

POA

VIEWING

By appointment with sole agents

ENQUIRIES

Sole Agent

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