

# 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

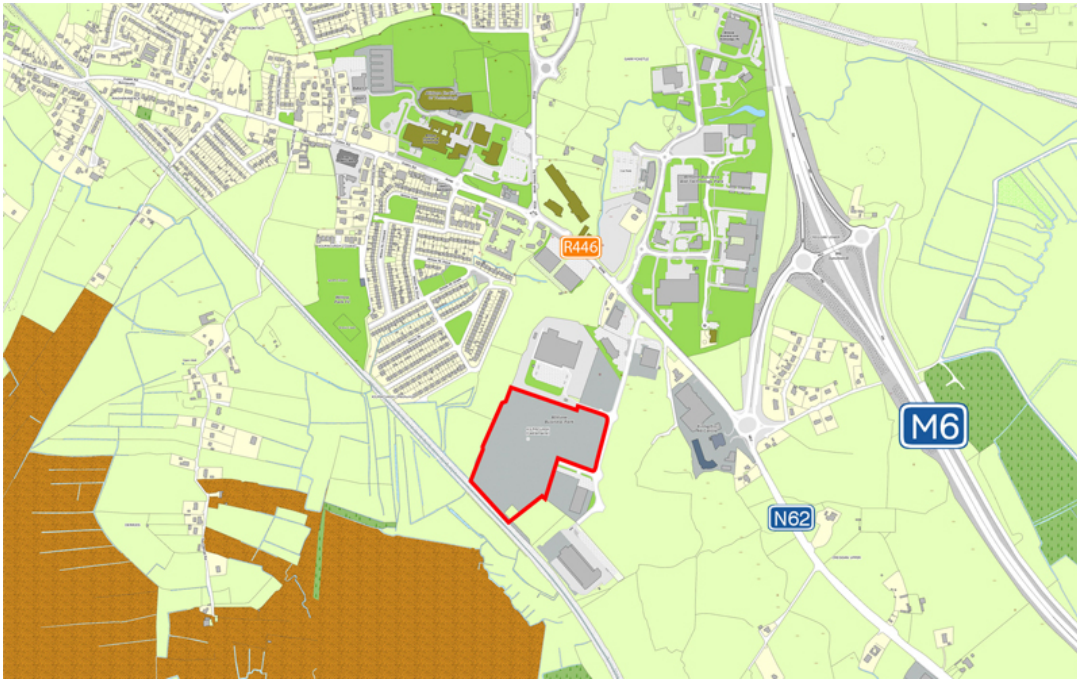


dpd

FOR SALE BY PRIVATE TREATY  
APPROX. 17.5 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.



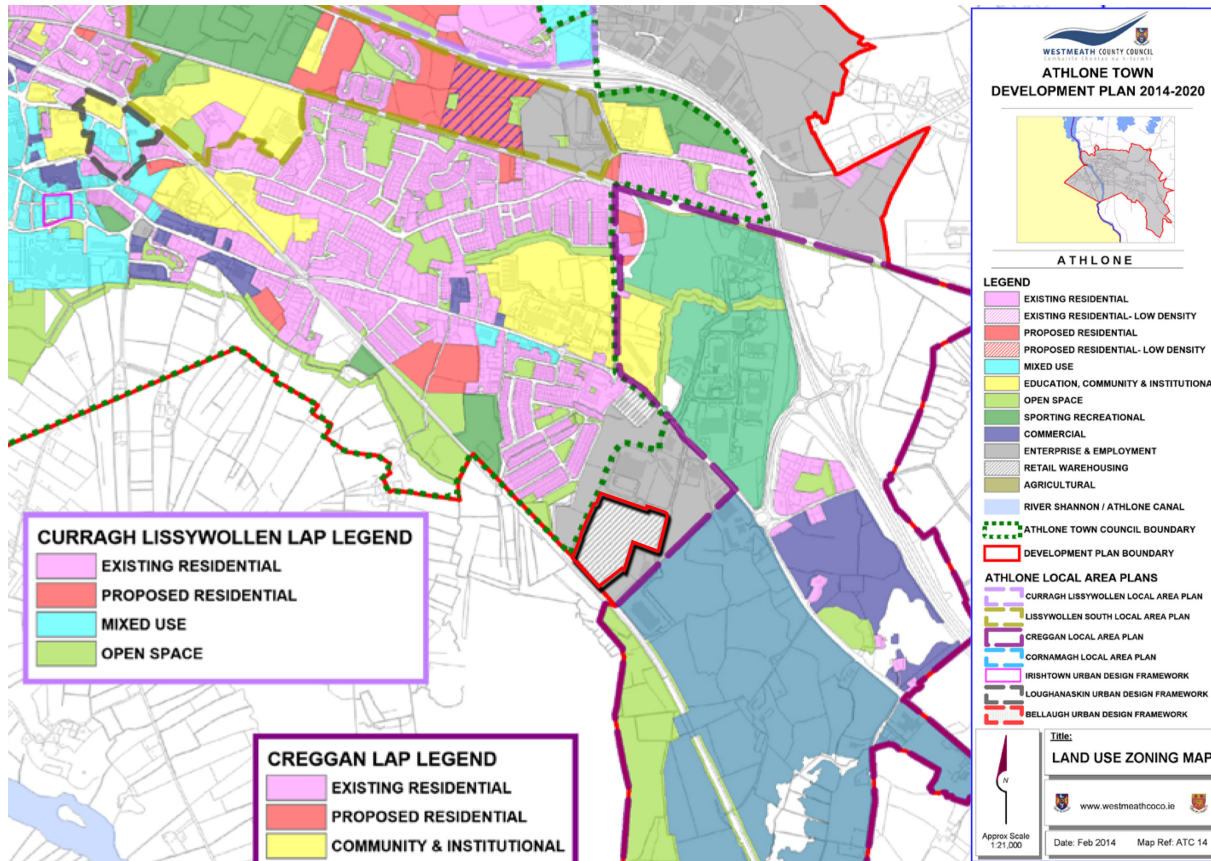
## DESCRIPTION

Attractive commercial development opportunity extending to approx 7.08 ha (17.5 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 southern boundary of the site backs onto the main Dublin to Galway train line.



## 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

Niall Brereton

E: [nbrereton@bannon.ie](mailto:nbrereton@bannon.ie)

T: 353 1 647 7905

Jamie Brindley

E: [jbrindley@bannon.ie](mailto:jbrindley@bannon.ie)

T: 353 1 647 7914

