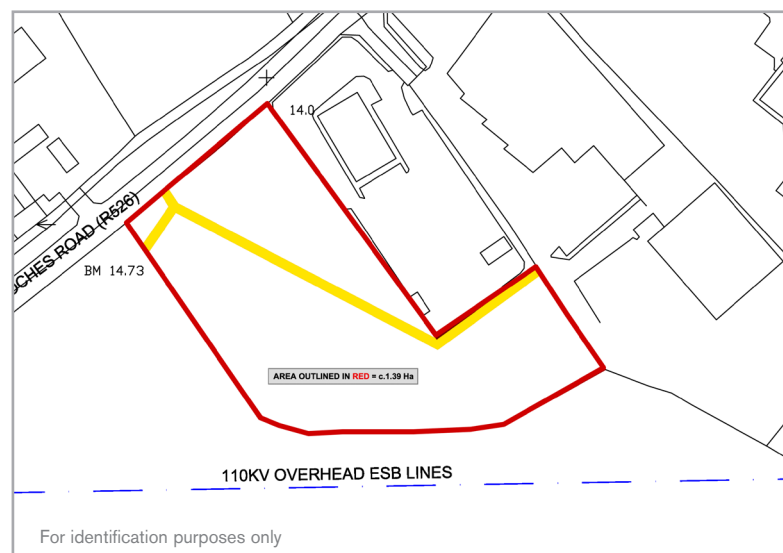


HIGH PROFILE DEVELOPMENT SITE RAHEEN BUSINESS PARK, LIMERICK



021-427 5079

- Irregular shaped greenfield development site of approx. 1.39 ha (3.4 acres)
- Extensive frontage onto Roches Road (R526) along its northern boundary
- Zoned "Enterprise and Employment"
- Opportunities to be considered include clean industry, general employment uses, logistics, offices and warehousing activity
- Strategically located approx. 3km south of Limerick city centre just off the M20 Limerick to Cork/Tralee with easy access to the Dublin M8 and M18 Galway/Ennis/Shannon Airport



LOCATION

The property is situated in Phase 2 of Raheen Business Park on the southern side of the R526 approximately 3km south of Limerick city centre and immediately north of the M20 arterial route which connects Cork/Tralee with Limerick city centre and further north.

Raheen Business Park is dominated by largely industrial properties and some of the principal occupiers include Stryker, Flextronics, Regeneron Pharmaceuticals and Analog Devices. Neighbouring occupiers along the R526 Roches Road include Dairygold Co-Op Superstores, Geary Car Sales, South Court Hotel and Casey's Furniture Showroom.

The mid-western Regional Hospital and the successful Crescent Shopping Centre are located in Dooradoyle approx. 1km west of the subject site.

Limerick city is the capital of the mid-west region. It is situated approximately 194 km south west of Dublin city and approximately 24 km south east of Shannon International Airport. Limerick is strategically located on a national primary road with the N20 linking Cork to Limerick and M7 linking Limerick to Dublin. According the 2011 Census Limerick city has a population of 57,106 and the 2016 preliminary results show an increase of 2%.

SERVICES

Parties are advised to satisfy themselves on the availability of necessary services.

DESCRIPTION

The property comprises a high profile irregular shaped level greenfield site of approx. 1.39 Hectares (3.4 acres). There is extensive road frontage onto the R526 Roches Road along its northern boundary. Boundaries are defined by a low concrete block wall to the north, palisade fencing to the east and are undefined to the south and west.

ZONING

The property is situated in an area zoned "Enterprise and Employment" under the Limerick County Council Southern Environs Local Area Plan 2011-2021. The objective is 'to accommodate enterprise and employment related uses. This includes business parks and industrial estates to facilitate opportunities for clean industry, and general employment uses, logistics, offices and warehousing activity in a good quality physical environment'.

TITLE

The property is held on a freehold or similar title. The property is subject to a wayleave for access to existing foul sewer.

PRICE

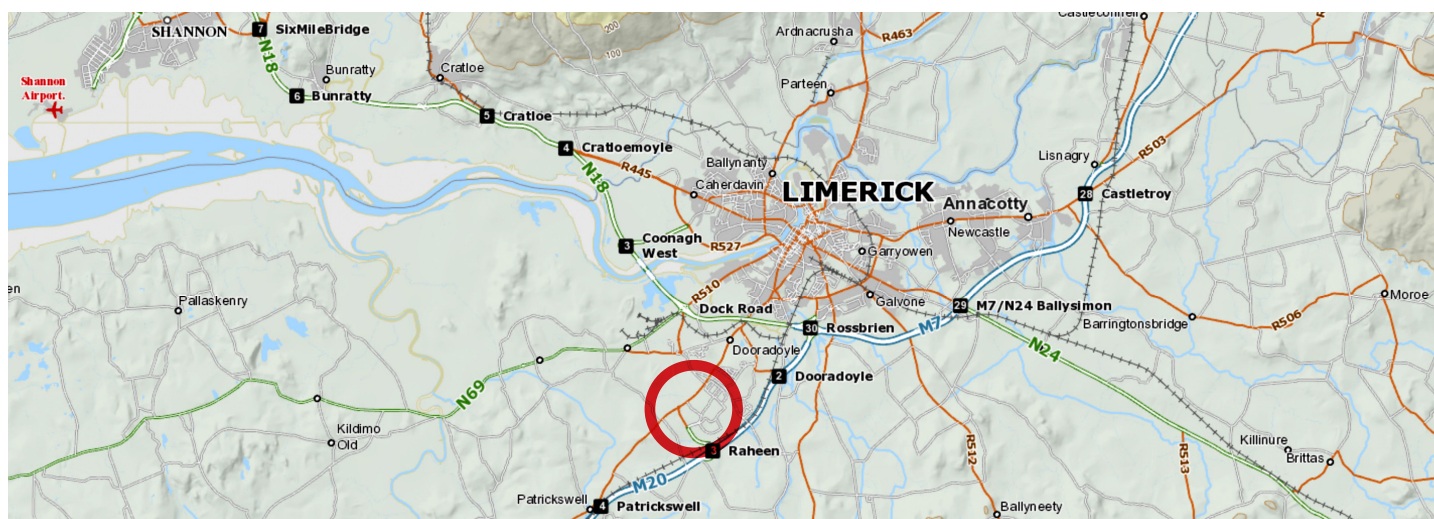
€300,000.

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

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