

FOR SALE BY PRIVATE TREATY

Lands at Towlerton, Ballysimon Road, , Limerick



Development Opportunity

Property Highlights

- High profile, Greenfield development site with ease of access to the M7
- Excellent opportunity to acquire a prime commercial site in an established commercial location
- Zoned – Enterprise & Employment which provides for a number of uses SPP
- 8.09 hectares / 20 acres
- Established access off the Bloodmill Road
- Surrounding developments include City East Plaza, City East Retail Park, Eastway BP, Eastlink BP and Crossagalla BP
- BER Exempt

Contact

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8.09 ha/ 20 Acres, Towlerton, Ballysimon Road, Limerick

LOCATION

- Over 14,000 working in over 100 overseas companies.
- Limerick has the highest disposable income outside the greater Dublin region – Midwest GVA is the third highest across the Irish Regions.
- Half a million people with a 60 minute drive with almost 50% of the population under 35 years.
- 3 Major Higher Education Institutions with 21,000 students/graduates annually.

Limerick City is the third largest city in Ireland and identified as a gateway city in the National Spatial Strategy for the mid-west region. This region encompasses County Limerick, County Clare north County Tipperary and northwest County Kerry.

Centrally located in the Mid West of Ireland, Limerick is the administrative capital of the Shannon region. Readily accessible by air, road, rail and port, Limerick is approximately 102 kms from Cork, 195 kms from Dublin, 196 kms from Rosslare Harbour, 102 kms from Galway and 21 kms from Shannon International Airport. Shannon International Airport offers regular daily flights to the US, Europe and UK. In the 2016 Census, County Limerick had an overall population of 195,175 persons and Limerick city had a population of approximately 57,106 persons. In addition, there are over 450,000 people living within a 60km radius of the city.

TOWLERTON LANDS

The subject lands comprise a greenfield site located in a strategic position approximately 5km south-east of Limerick City Centre on the R527/N24 Tipperary/Waterford National Primary route.

The lands extend to approximately 20 acres and have the benefit of an established access of the Bloodmill Road. The property is zoned "Enterprise & Employment under the Castletoy Local Area Pkan 2019 – 2025 and is therefore suitable for a number of uses SPP

Site Area	
	8.09 ha/ 20 acres

Zoning	Enterprise & Employment
	It is envisaged that these lands will accommodate high quality and sensitively designed enterprise and employment development and complementary uses

**FOR SALE
DEVELOPMENT OPPORTUNITY**

City East Plaza

City East Retail Park

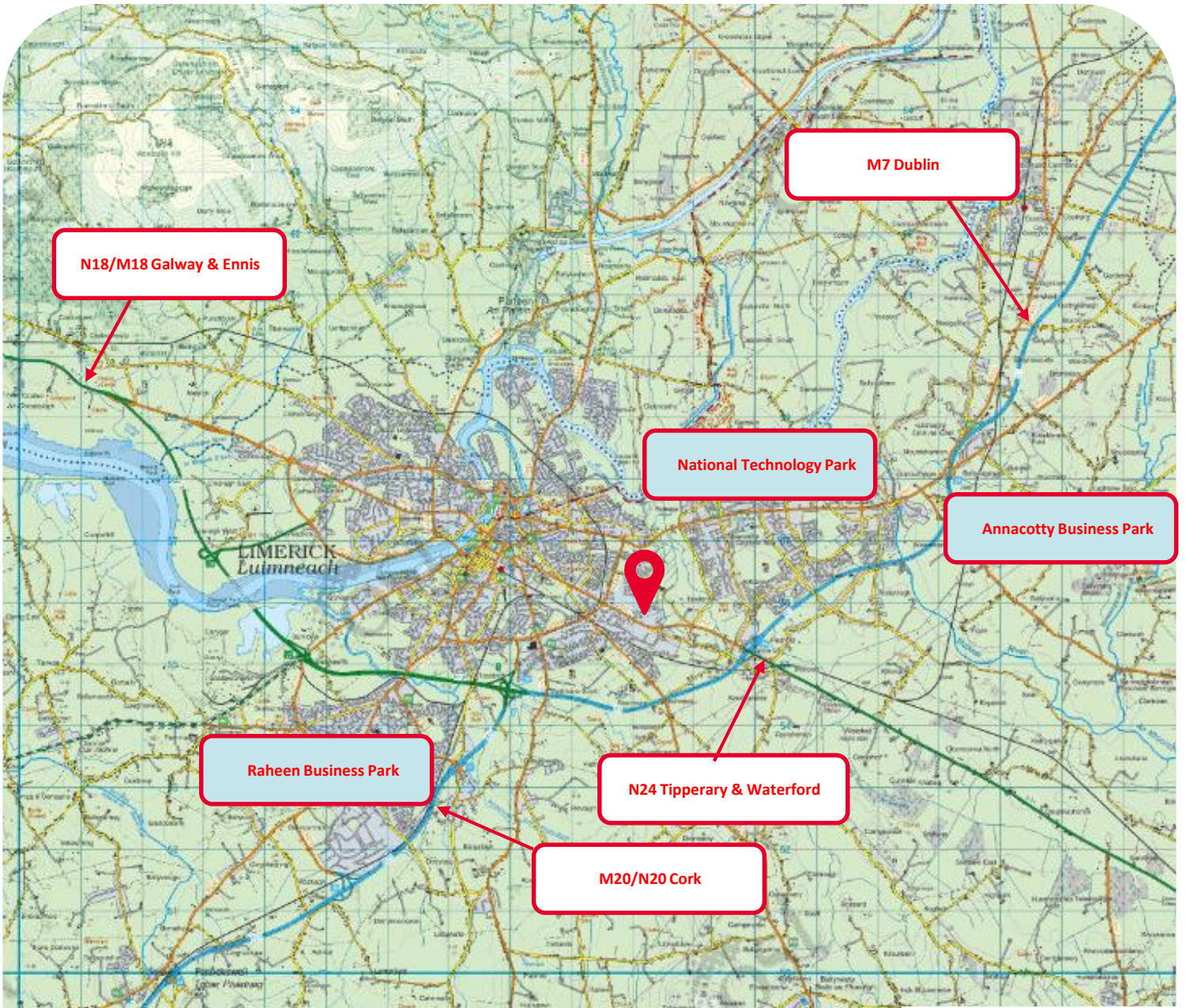
M7

Eastway Business Park

Eastlink Business Park

Conditions to be noted: A full copy of our general brochure conditions can be viewed on our website at <http://www.cushmanwakefield.ie/terms> or can be requested from your local Cushman & Wakefield office. We strongly recommend that you familiarise yourself with these general conditions.
PSRA Registration Number: 002222





VAT

To be Confirmed.

Guide Price

€1,500,000 (ex VAT)

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