

## 5 Acres Development Site with F.P.P Midlands Gateway Business Park, Kilbeggan, Co. Westmeath

### Development Site



## Development Site

### ENQUIRIES TO

- Ready-to-go development site with the benefit of full planning permission for 5,854 sq. m. of warehouse space in 4 units ranging in size from 911 sq. m. to 1,966 sq. m. being sold in one lot
- Prime location just off the M6 Dublin to Galway motorway
- A 5-acre development site within a modern business park
- Existing occupiers include Experic, Reisser, IPC, LWETB and Buggy Foods
- Ample on-site parking and servicing provided for



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# Ready-to-Go Development Site

## For Sale | Development Site | Kilbeggan, Co. Westmeath

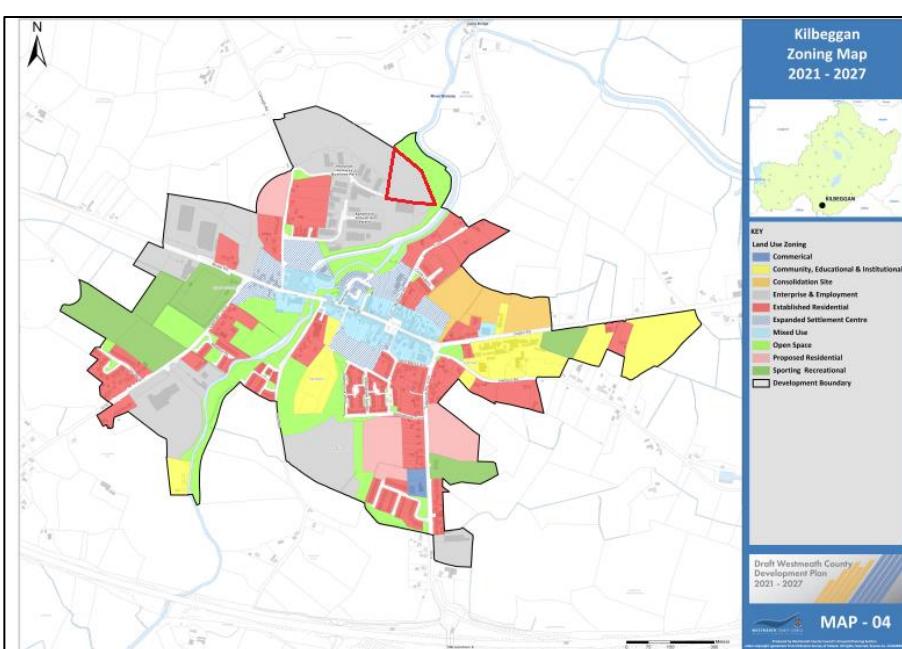


### LOCATION

Located in Kilbeggan, Co. Westmeath, Midlands Gateway Business Park offers a premier commercial development opportunity at the heart of Ireland's transport network. Positioned just off the M6 motorway, this site provides unrivaled accessibility to major cities Dublin and Galway (approx. 1 hour), Mullingar (15 mins), and Tullamore (15 mins) placing your business at a strategic crossroads between east and west.

### ZONING

Enterprise & Employment under Westmeath County Development Plan 2021 – 2027



**POWER  
PROPERTY**

Athlone | Galway | Limerick

### FEATURES

- 5-acre serviced site
- Full Planning Permission
- Flexible design
- Layout redesign possible (if required) subject to planning permission
- Established Business Park
- 3 minutes' drive to Junction 5 on M6 Motorway
- Central location equidistant from Dublin and Galway
- Strategically positioned between Mullingar, Athlone and Tullamore

### GUIDE PRICE

€1.5 million

### VIEWING

Strictly by appointment with sole selling agents Power Property

### ENQUIRIES TO

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## Ready-to-Go Development Site

# POWER PROPERTY

**For Sale** | Development Site | Kilbeggan, Co. Westmeath

## DESCRIPTION

A fully serviced development site with planning for the construction of 4 Units comprising 60,000sq. ft. in Midlands Gateway Business Park in Kilbeggan. Designed with flexibility and functionality in mind, the commercial units once developed are ideal for a range of light industrial, warehousing, and business operations. The planning permission was granted on 4<sup>th</sup> November 2024 (see PL Ref. 2360417). This is a fully serviced site with all mains' services available at the boundary through the existing business park.

## ACCOMMODATION

<b>Unit</b>	<b>Ground Floor Area</b>	<b>First Floor Area</b>
Unit 8	786 sq. M.	125 sq. m.
Unit 9	1,772 sq. M.	194 sq. m.
Unit 10	885 sq. M.	126 sq. m.
Unit 11	1,772 sq. M.	194 sq. m.



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