

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

Development Site



Development Site

- 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

ENQUIRIES TO



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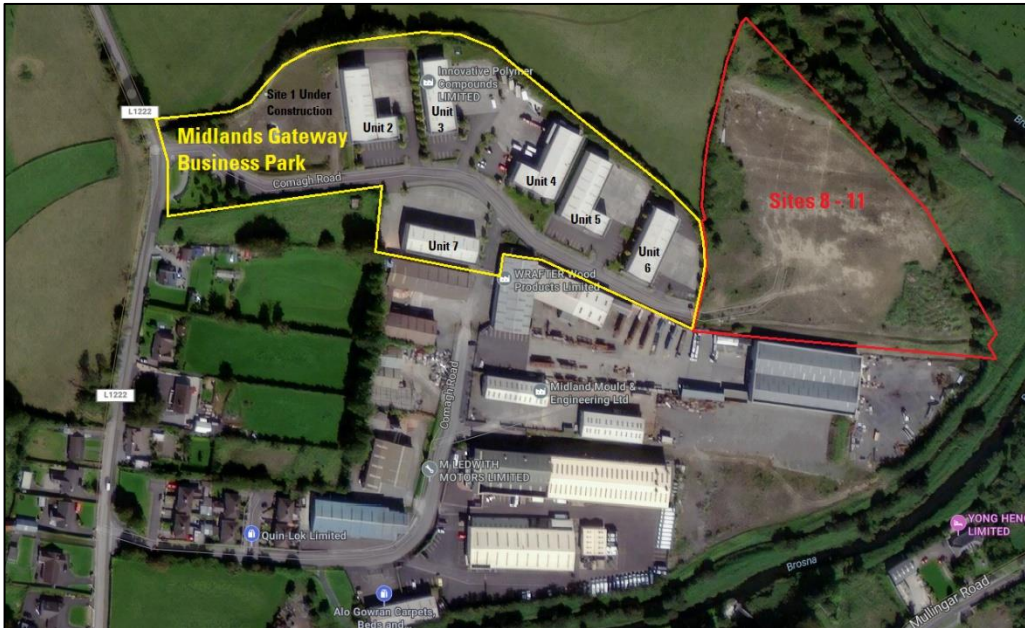
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Ready-to-Go Development Site

POWER
PROPERTY

For Sale | Development Site | Kilbeggan, Co. Westmeath

Athlone | Galway | Limerick

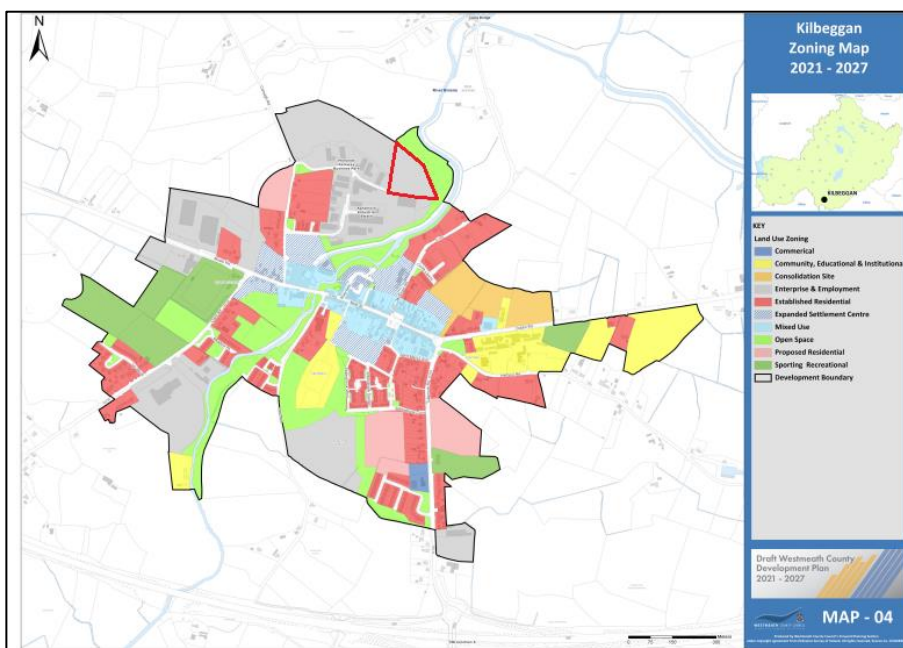


LOCATION

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



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

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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 4th 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

Unit	Ground Floor Area	First Floor Area
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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