

FOR SALE BY PRIVATE TREATY

# PRIME DEVELOPMENT SITE

**C. 5.8 HECATRES / 14.3 ACRES,**  
**In One or More Lots**

**COLLEGELAND, RATHCOOLE, CO. DUBLIN.**



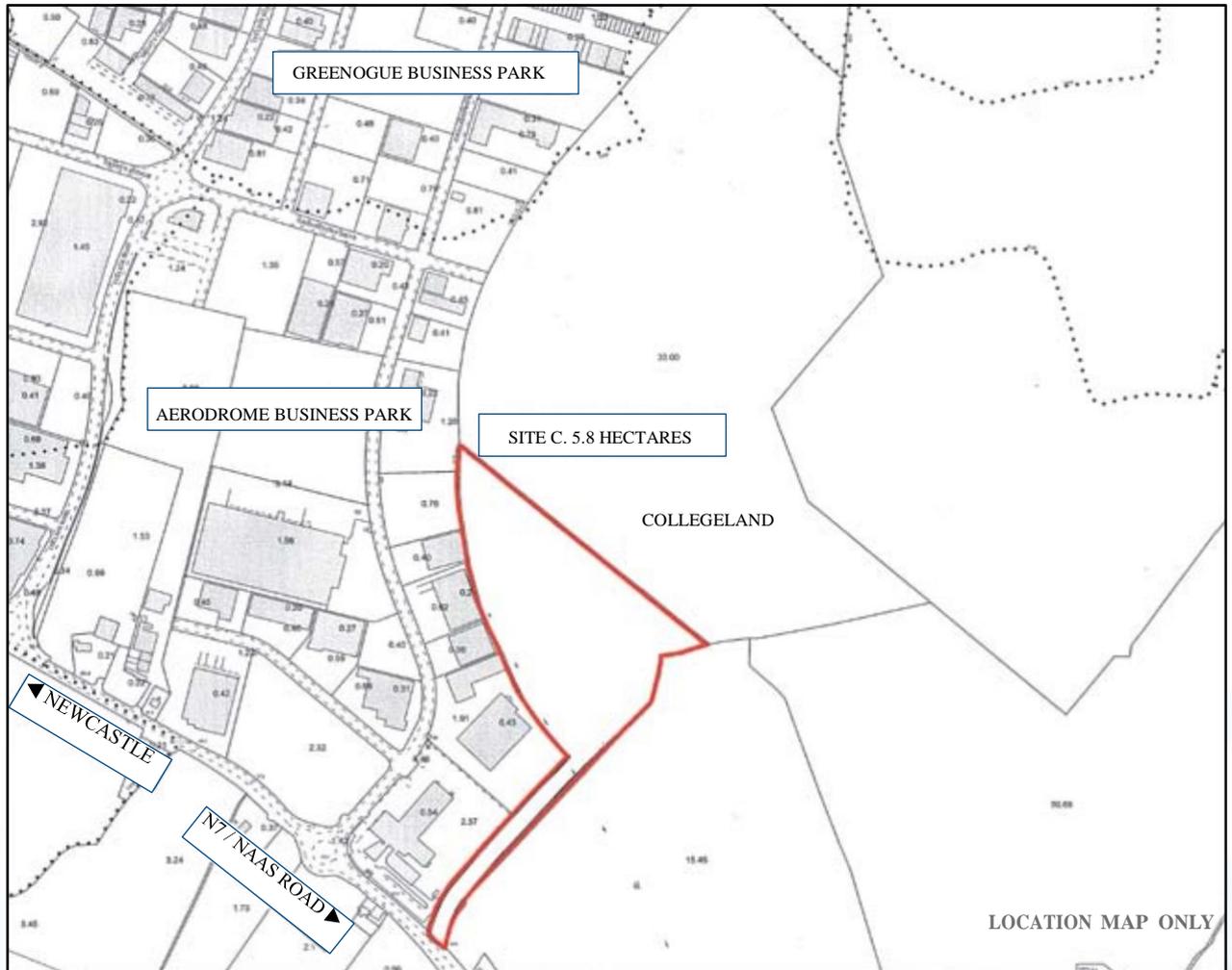
- >> Pivotal location just off N7, Naas Road, easy access of M50.
- >> Full access through existing Greenogue Business Park for roads and services.
- >> Adjoining Aerodrome and Greenogue Business Parks.



Auctioneers, Valuers, Property Consultants.  
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## >> LOCATION

Situated just off the N7 Naas Road at the Rathcoole Interchange (Exit 4) in pivotal position beside the highly successful Aerodrome and Greenogue Business Parks. This location offers excellent access to the National Roads Network, Dublin's orbital Motorway M50 linking all sides of Dublin City is just 10 minutes drive time. The outer ring road is just three minutes drive which currently links the N7/ Naas Road, N4 Lucan By-Pass and the N81/ Tallaght By-Pass. Dublin Airport can be accessed in 20 minutes. Belfast, Galway and Rosslare Port are only 2 hours away while Cork can be reached in 2 ½ hours.



## >> DESCRIPTION

An outstanding opportunity to acquire this strategic site in this most convenient and sought after location. The site extends to c. 5.8 hectares/ 14.3 acres of top quality land which fronts College Lane and adjoins the Aerodrome Business Park. Adjacent occupiers include Fannin Healthcare, Lucy Transport, Bank Of Ireland, Aska Sykes Limited, Zeus Packaging, Emo Oil, Dyson, Liebherr, McCambridge Fine Foods and Univar.

The property benefits from access to all main services and roads of Greenogue Business Park. Access can be provided from Jordanstown Drive through the adjoining land to the property subject to receiving the necessary planning consent.

## >> TOWN PLANNING

The lands are shown as zoned objective EE on the 2016 - 2022 Plan South Dublin County Council, to provide for enterprise and employment related uses.



## >> SERVICES

All main services available.

## >> PRICE

On Application.



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