



TOWLERTON
LIMERICK

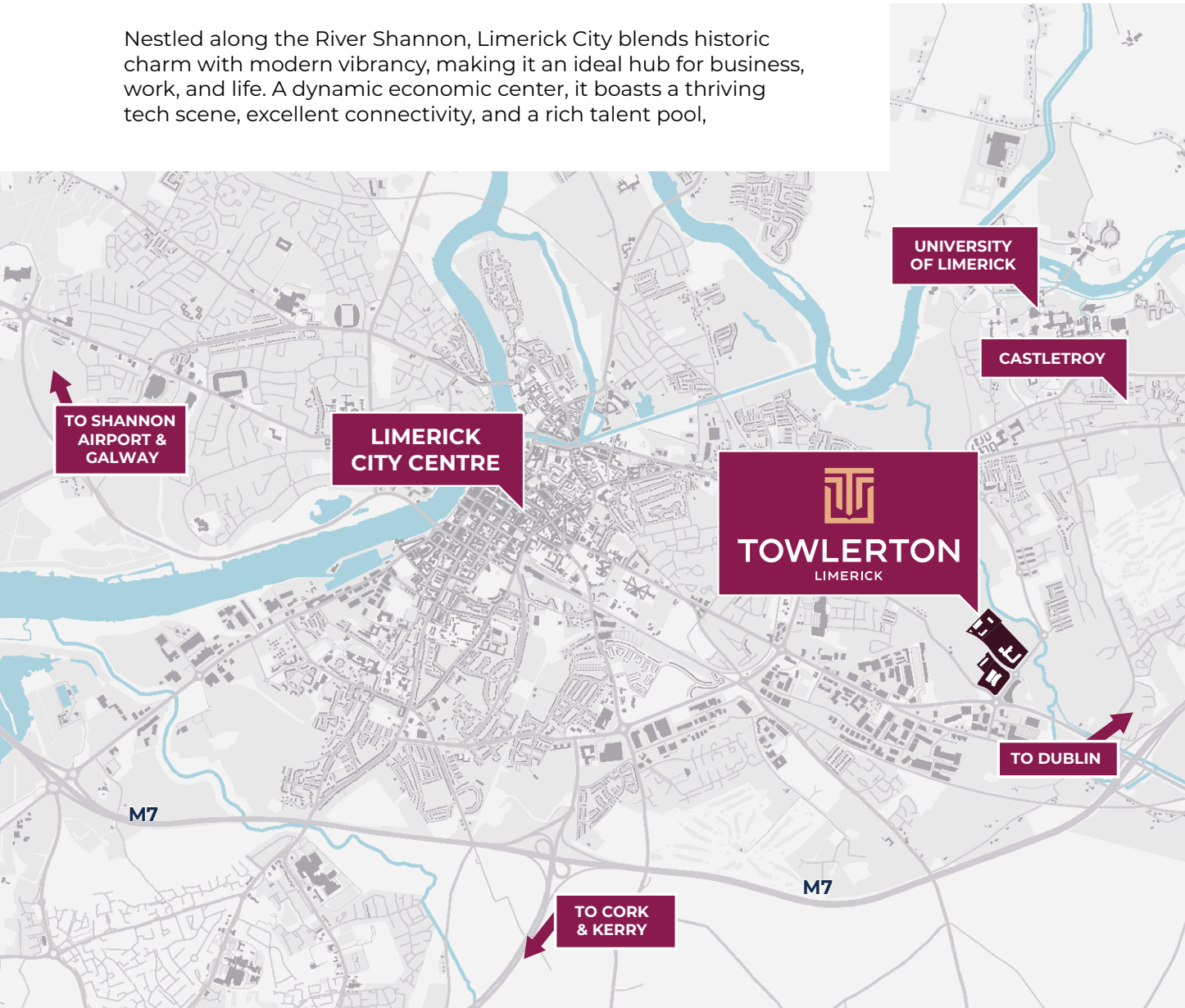
UNIQUE PHARMACY
OPPORTUNITY



LIMERICK CITY

Discover a city where innovation thrives, culture inspires, and quality of life is unmatched.

Nestled along the River Shannon, Limerick City blends historic charm with modern vibrancy, making it an ideal hub for business, work, and life. A dynamic economic center, it boasts a thriving tech scene, excellent connectivity, and a rich talent pool,



TOWLERTON

CITY EAST, LIMERICK

A dynamic mixed-use development that seamlessly integrates **cutting-edge healthcare facilities, premium office spaces, retail, modern residences, and a state-of-the-art school**, creating a thriving community hub for business, living, and wellness.

PHARMACY OPPORTUNITY
TOWLERTON, CITY EAST, LIMERICK





TOWLERTON OVERVIEW

Bons Secours Private Hospital

Currently under construction - 190 bed hospital private hospital due to open in early 2025.

Medical Services Building

Currently under construction - Full Planning Permission Granted on the 21st August 2023 for the construction of a new 5-storey (5,529sq.m. approx.) Medical Building accommodating Medical Diagnostics (including X-Ray Screening / Diagnostics and PET CT), Medical Consulting Rooms and Treatment Rooms, offices and ancillary space due to open in early 2025.

Educate Together Secondary School

(1,000 pupil) Opened September 2023

Lidl

Single storey discount food store of 2,205 sq.m, opening 20th February 2025

Residential & Commercial

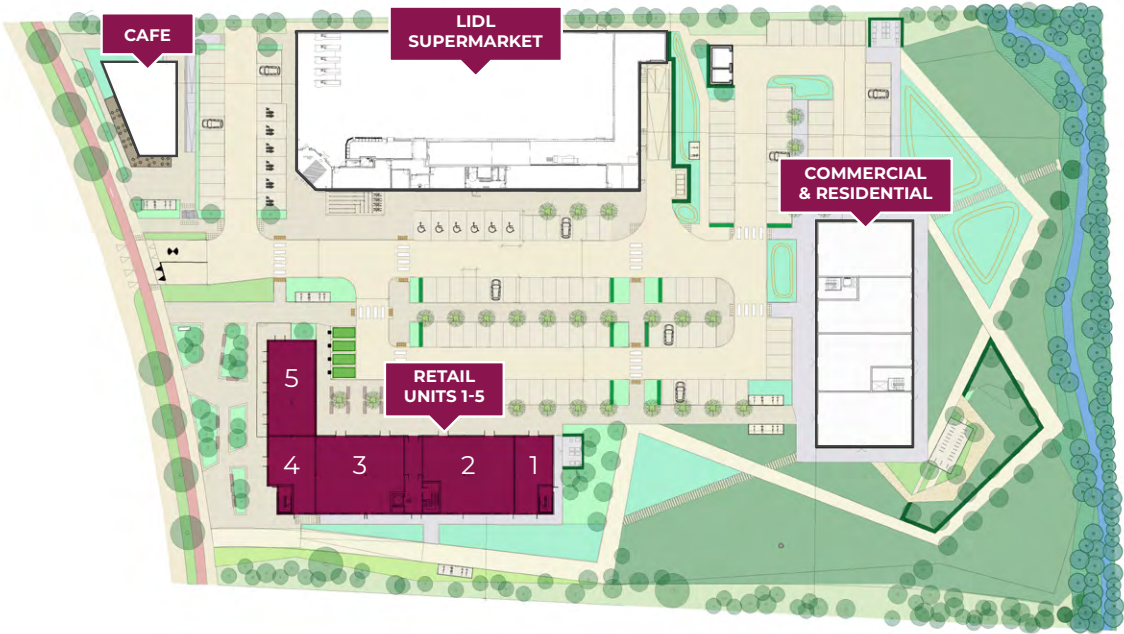
- A single-storey café building with external seating area (gross floor area - 150 sq.m).
- A 3 no. storey building comprising 5 no. commercial units at ground floor together with first and second floors to consist of office space
- A 6 no. storey building comprising 48 apartments, 172 no. car parking spaces including 6 no. disabled bays, 6 no. family bays, 142 no. cycle spaces, public realm area with street furniture, residents' communal open space..

TOWLERTON

NEIGHBOURHOOD CENTRE

Position your pharmacy for success in a thriving, high-demand location with the flexibility to rent a single unit or combine multiple units to suit your business needs

Towlerton offers unparalleled access to a steady flow of customers seeking healthcare and wellness services — all within a short distance from Limerick City. With modern facilities and a vibrant mix of neighboring businesses, it's the ideal setting to grow your pharmacy in a connected, dynamic environment.



Unit	Gross Sq M	Gross Sq Ft
Unit 1	98	1,055
Unit 2	258	2,776
Unit 3	259	2,787
Unit 4	116	1,248
Unit 5	176.5	1,899
Total	907.5	9,765



THE OPPORTUNITY

Lease Term

A 20 year lease is proposed for the occupation of this excellent opportunity, providing security and commitment to any incoming pharmacy operator.

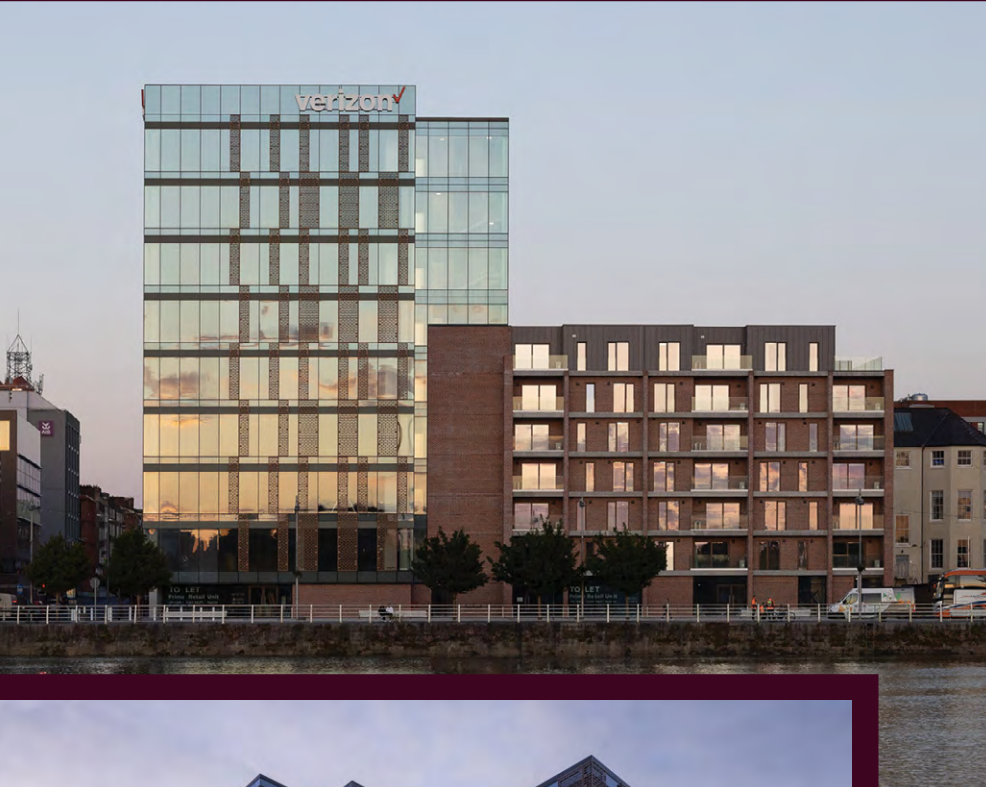
Exclusivity Available

Exclusivity can be guaranteed, in that only one single pharmacy operator will be allowed within the scheme.

Unit Size Flexibility

Unit size allow for a broad range of size profiles, allowing an incoming occupier the opportunity to have the exact floorplate that they may require to operate at their optimum.





THE DEVELOPER

Kirkland Investments is a leader in property development, known for creating high-quality, sustainable, and visually distinctive properties that exceed industry standards.

Kirkland Investments has adopted a strong commitment to environmental responsibility and energy efficiency in their buildings. Their properties attract a diverse mix of national and international tenants, including top companies across retail, healthcare, finance, and more, positioning Kirkland as a key player in the property development landscape.

With a track record of acquiring and managing prime assets, Kirkland's portfolio offers unique experiences that enhance their locations, meeting the needs of high-profile tenants and driving strong demand.



KIRKLAND
INVESTMENTS

AGENTS

We invite you to consider this unique opportunity to be part of this growing community.
With a well-positioned space and an environment designed to support local businesses, this development offers a strong foundation for long-term success.

Savills



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