

FOR SALE | By private treaty | Commercial Development Site

POWER
PROPERTY

Limerick | Galway | Athlone

0.65 Ha (1.6 Acre) Site with FPP Monksland, Athlone Co. Roscommon

DEVELOPMENT LAND



Serviced Site with full planning on 0.65 Hectares (1.6 Acres)

- Serviced Site with Planning Permission for a mixed use building.
- High profile location off the R362, regional road linking Athlone to Tuam, and only 1.1km from Junction 13 on the M6 Dublin Galway Motorway.
- Located on the outskirts of Athlone, just 4.3km from the town centre.



ENQUIRIES TO

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Find out more online at ppg.ie

FOR SALE | By private treaty | Commercial Development Site**LOCATION**

The subject property is located off the R362 and to the rear of the Athlone Springs Hotel. The site is only 1.1km from Junction 13 on the M6 Dublin Galway Motorway. It is located in the western suburbs of Athlone, just 4.3km from the town centre.

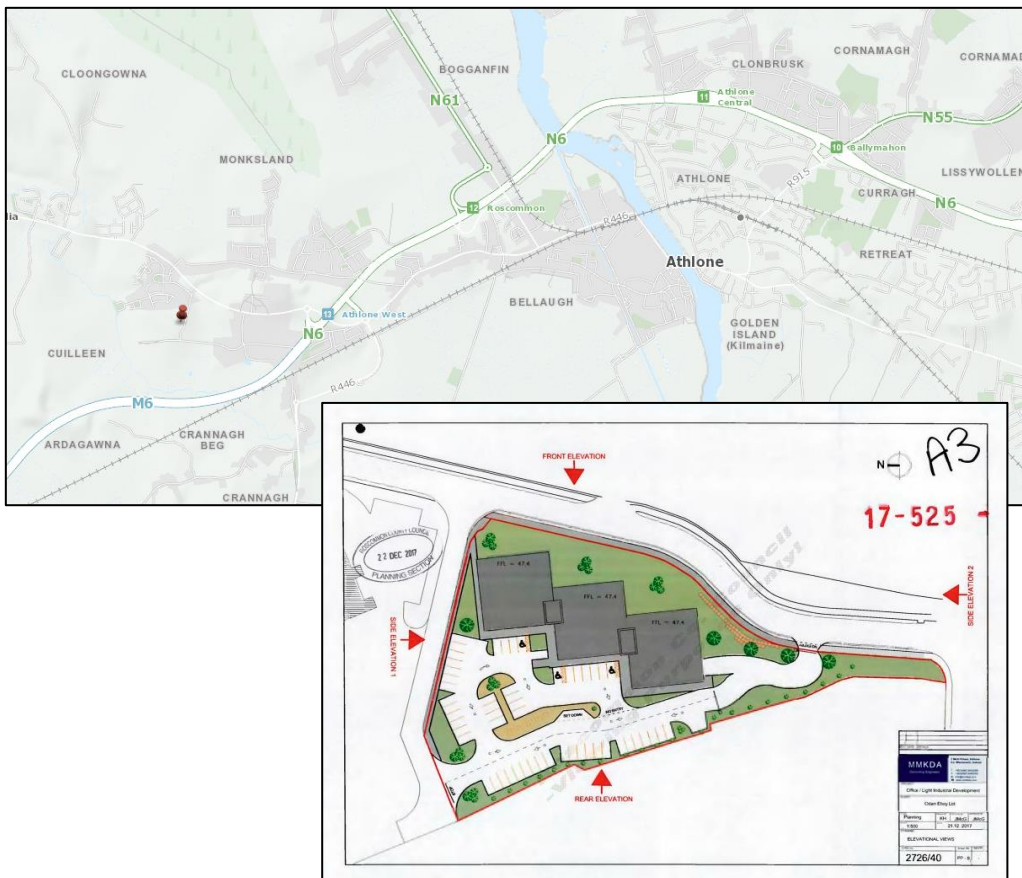
ACCOMMODATION

The table below outlines the approximate areas of the available serviced sites:

Description	Hectares	Acres
Site	0.65	1.6

FEATURES

- Planning Permission for a mixed use building comprising 2,879.3 Sq. M.
- Situated 4.3 km from Athlone Town Centre.
- Close to the junction 13 on the M6.
- Neighbouring occupiers include Athlone Springs Hotel, Joe Duffy Garage and Monksland Supervalu.

**DESCRIPTION**

Serviced Site comprising 0.65 Ha (1.6 Acres) with planning permission for the construction of a mixed use building of between two and three storeys, incorporating office and warehouse use totalling 2,439.3 sq. m. and light industrial use totalling 440 sq. m. together with construction of new entrance and associated car parking, landscaping, signage and all associated site works. (17/525)

TITLE

Freehold

ZONING

Zoned "Mixed/ General Commercial /Industrial /Enterprise Uses" under the Monksland Bellanamullia (Athlone West) Local Area Plan 2016 - 2022.

QUOTING PRICE

On Application

VIEWING

Strictly by appointment with the agents Power Property

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