

**LAND**

**Development Site  
Crossagalla Industrial Estate  
Ballysimon Road  
Limerick**

**POWER  
& ASSOCIATES**

**FOR SALE BY PRIVATE TREATY**



**Development Site of circa 0.8 hectares (2 acres).**

**Excellent opportunity to locate within a well established Industrial park.**

**Zoned "Light Industrial" under the Limerick County Council Development Plan 2010-2016**

**tel: +353 61 318 770**

**[www.powercs.ie](http://www.powercs.ie)**

## LOCATION

The subject site is located within the established Crossagalla Industrial Park. Crossagalla Industrial Park is located on the Ballysimon Road approximately 3kms from Limerick City and is in close proximity to the Tipperary Link Road connecting to the M7 Limerick to Dublin motorway.



## DESCRIPTION:

The site comprises a regular shaped in fill site of circa 2 acres and has the benefit of road frontage onto the internal estate road. The site is in close proximity to the important distributor road junction within Crossagalla Industrial Estate which is a very busy estate.

## TITLE

We understand the property is held freehold.

## ZONING

The subject site is zoned "Light Industrial" which under the Limerick County Council Development Plan 2010-2016

## SERVICES

We understand from the vendor services will be available to the site

## RATEABLE VALUATION

Details on application

## QUOTING PRICE

€160,000 exclusive

## SERVICE CHARGES

Details available on request.

## VIEWING

Strictly by appointment with the sole agents  
Power & Associates

## CONTACT

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### Disclaimer Policy:

These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. Power & Associates and the Vendor/Lessor give notice that:

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- None of the statement contained in these particulars as to this property are to be relied on as statements or representations of fact.
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- Neither the Vendor/Lessor nor Power & Associates nor any person in their employment has any authority to make or give any representation or warranty in relation to the property.
- Prices are quoted exclusive of VAT (unless otherwise stated) and all the negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.



PSRA Licence No: 001297

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