



LANDS

— AT —

DOCK

ROAD

LIMERICK

SIGNIFICANT DEVELOPMENT
OPPORTUNITY 8.38 HA (20.7 AC)



SALE HIGHLIGHTS



Significant development site strategically located in a prime commercial location



Site area extends to about 8.38 ha (20.7 ac)



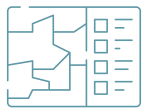
The site is well positioned approximately 2.5kms south west of Limerick city centre



Excellent connectivity to Cork and Dublin via the motorway (M20 and M7) and Shannon Airport is less than a 20 minute drive away



Within close proximity of Limerick Port and Foynes Port



Zoned "Enterprise & Employment" under the Limerick Development Plan 2022 – 2028





LOCATION

The subject property is located just north of the N18 off the Dock Road, the central hub of light industry, approximately 2.5kms south west of O'Connell Street. Access to the site is off the Dock Road and the immediate environs is predominantly industrial / light industrial in nature with a mix of commercial uses nearby. Nearby occupiers include Leatrans International, Grassland Agro Limited, McMahon Builders Providers, Boc Gas & Gear and Limerick Greyhound Stadium.

The location offers excellent access and connectivity to and from the city centre with ease of access also available to major infrastructural road networks such as the M20 & M7 which connect the property to Cork & Dublin respectively. Limerick Port and Foynes Port are also in close proximity to the property, providing excellent sea routes and transport links.

DRIVE-TIME PROXIMITY TO KEY LOCATIONS:



Limerick City Centre:
5-minutes



Shannon International Airport:
20-minutes



Shannon Foynes Port:
5-minutes

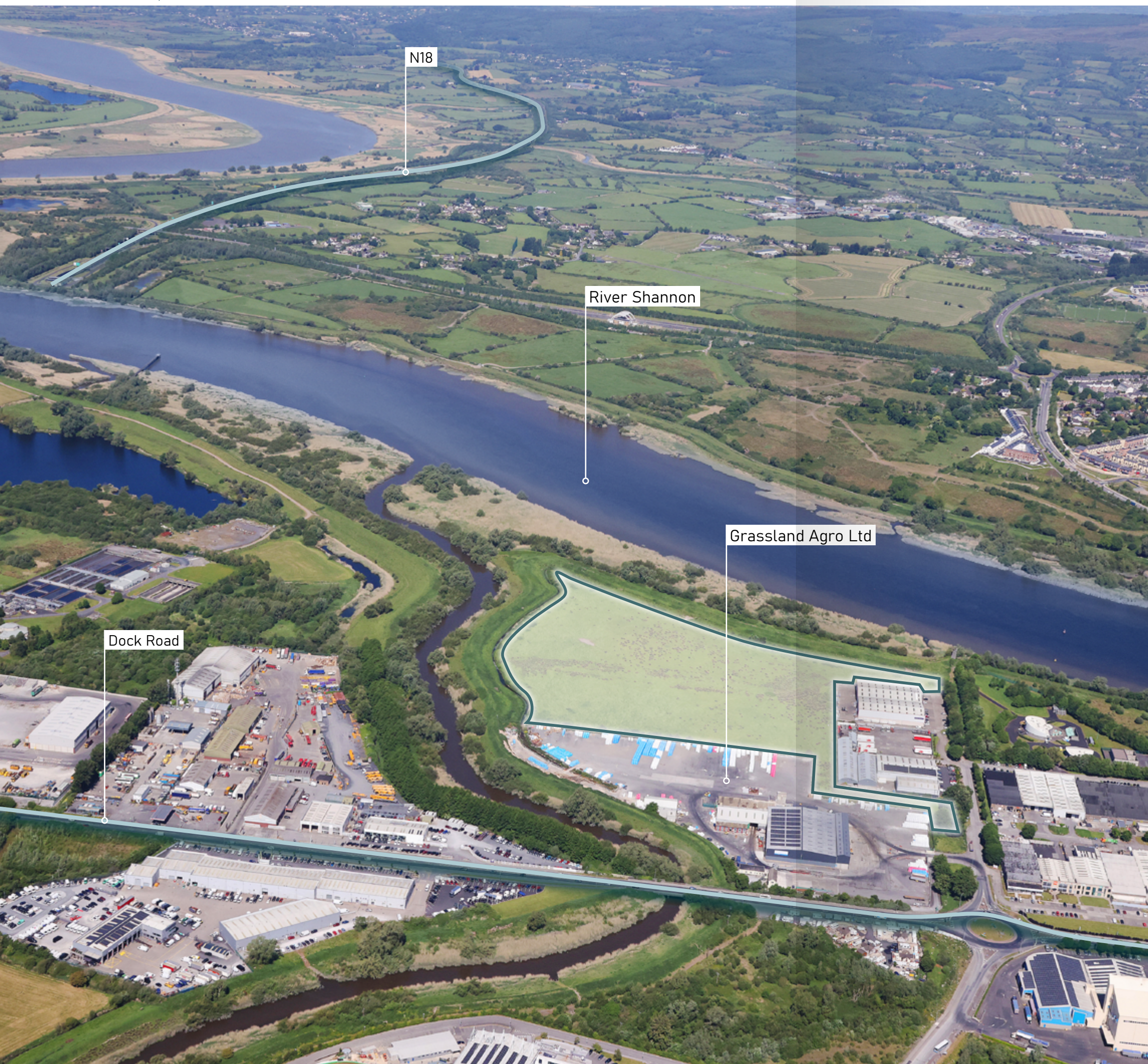


M20 and M7 Motorway (Cork & Dublin):
5-minutes

EMPLOYMENT BASE

Limerick offers opportunities across a diverse range of industries and the area continues to attract interest from multinational companies around the globe. World ICT leaders such as Dell and Analog Devices are based in Limerick while the arrival of Regeneron and Biopharma in 2014 boosted an already strong Life Sciences sector that features Johnson & Johnson, Stryker and Cook Medical.

Other large employers expanding in the city include KEMP Technologies and Northern Trust.



THE PROPERTY

Joint selling agents Savills and Power Property are delighted to offer for sale this prime development opportunity situated in a prime location just off the Dock Road (R510). The property comprises a 8.38 ha (20.7 ac) site superbly located within close proximity of Limerick City Centre and the major infrastructural networks of the M20 and M7 which connect the property to Cork and Dublin respectively.

The site is generally flat throughout with an irregular configuration. There are well defined boundaries on all aspects of the site and it has the benefit of access directly from the Dock Road (R510). All services including mains water, foul and storm water as well as gas and ESB are all located adjacent or nearby.

ZONING & DEVELOPMENT POTENTIAL

Under the Limerick Development Plan 2022 – 2028, the land is zoned “Enterprise & Employment” with an object to provide for and improve general enterprise, employment, business and commercial activities.

Permitted uses include the following:

- ▶ Agricultural Supplies/ Machinery Sales
- ▶ Builders Providers/Yard
- ▶ Civic Recycling/ Waste Facility
- ▶ Education/ Training Facility
- ▶ Enterprise Centre
- ▶ Food and Drink Processing/ Manufacturing
- ▶ Fuel Depot/ Storage
- ▶ Garden Centre
- ▶ Industry – Light
- ▶ Logistics
- ▶ Offices
- ▶ Plant Storage/ Hire
- ▶ Renewable Energy Installation
- ▶ Vehicle Sales Outlet
- ▶ Warehousing
- ▶ Waste Disposal and Recover Facility



LEGEND

- Agriculture
- City Centre
- Data Centre
- District Centre
- Education and Community Facilities
- Enterprise and Employment
- Existing Residential
- Groody Valley Green Wedge
- High Tech/Manufacturing Campus
- Industrial
- Local Centre
- Mixed Use
- New Residential
- Open Space and Recreation
- pNHA
- Retail Warehousing
- Semi Natural Open Space
- Special Control Area
- Sports Arena
- Traveller Specific Accommodation
- University
- Utilities
- Limerick City and Suburbs, including Mungret and Annacotty Boundary

METHOD OF SALE

The sales process is by way of Private Treaty.

PRICE

On Application.

ADDITIONAL INFORMATION

Interested parties will, at the vendors discretion, be provided with access to a dedicated Data Room. The Data Room contains comprehensive information including site map, legals, title information & the contract for sale.

TITLE

Freehold.

SERVICES

All services are immediately available and are in close proximity to the subject lands.

CONTACT



SAVILLS

Penrose House
Penrose Dock
Cork
T23 V38E
021 427 1371
www.savills.ie
PSRA Licence No. 002233

PETER O'MEARA

Savills Ireland
+353 21 490 6119
+353 87 236 1181
peter.omeara@savills.ie

JAMES O'DONOVAN

Savills Ireland
+353 21 490 6120
+353 83 101 5715
james.odonovan@savills.ie



POWER PROPERTY

51 O'Connell Street,
Limerick,
061 318 770
www.ppg.ie
PSRA Licence No: 001297

PJ POWER

Managing Director,
Power Property
+353 613 18770
pj@ppg.ie

PATRICK SEYMOUR

Head of Agency,
Power Property
+353 613 18770
patrick@ppg.ie

Savills, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise.