



For Sale

Monksland, Athlone, Co Roscommon

10.92 Acre Commercial Development Opportunity

JLL

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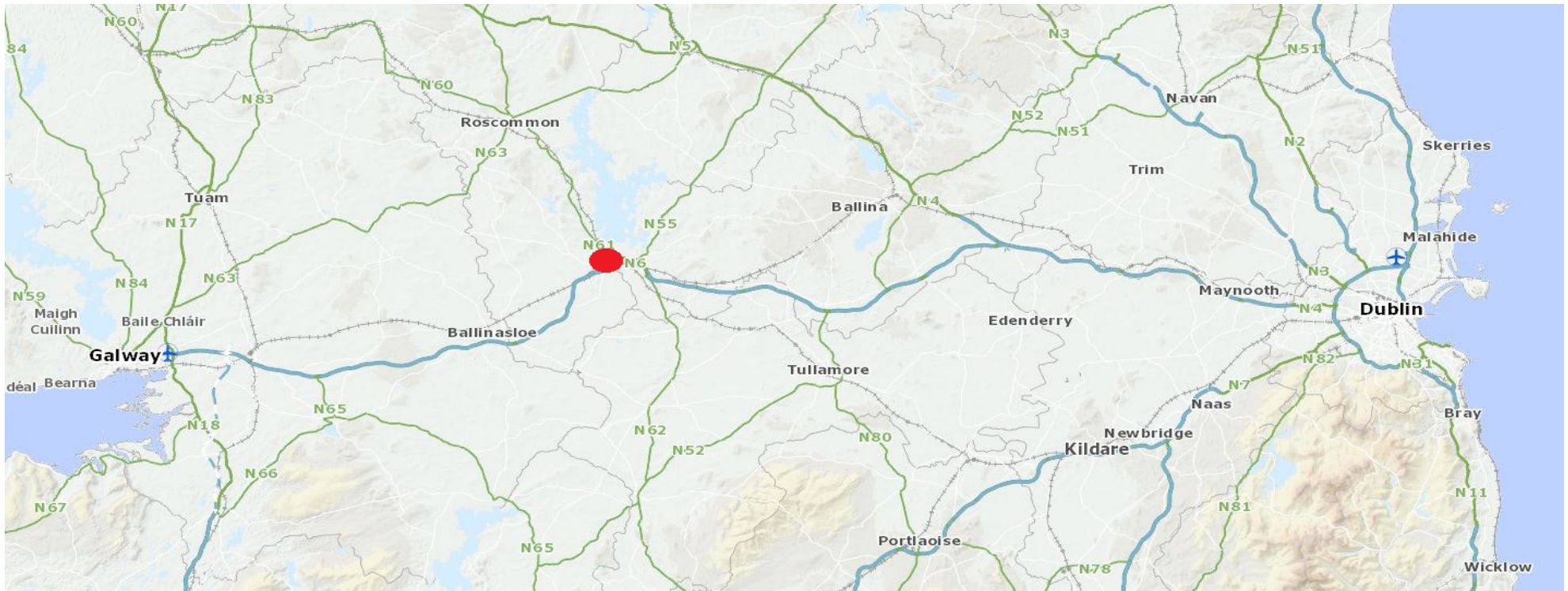
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Location

- Located to the northwest of Athlone, just meters from the M6 (Dublin to Galway Road) at its intersection with the R362 (Athlone to Claremorris Road)
- Great access to all national routes such as the N6 (Dublin to Galway), N61 (Athlone to Boyle, Roscommon), N62 (Athlone to Tipperary) and N55 (Athlone to Cavan)
- Dublin, Shannon and Knock Airport are just over an hour's drive away from the subject land

Travel Times

	N6 Motorway	– 2 mins
	N61 Motorway	– 3 mins
	Athlone Town Centre	– 7 mins
	Golden Island Shopping Centre	– 10 mins
	Galway	– 1 hour
	Dublin	– 1 hr 25 mins

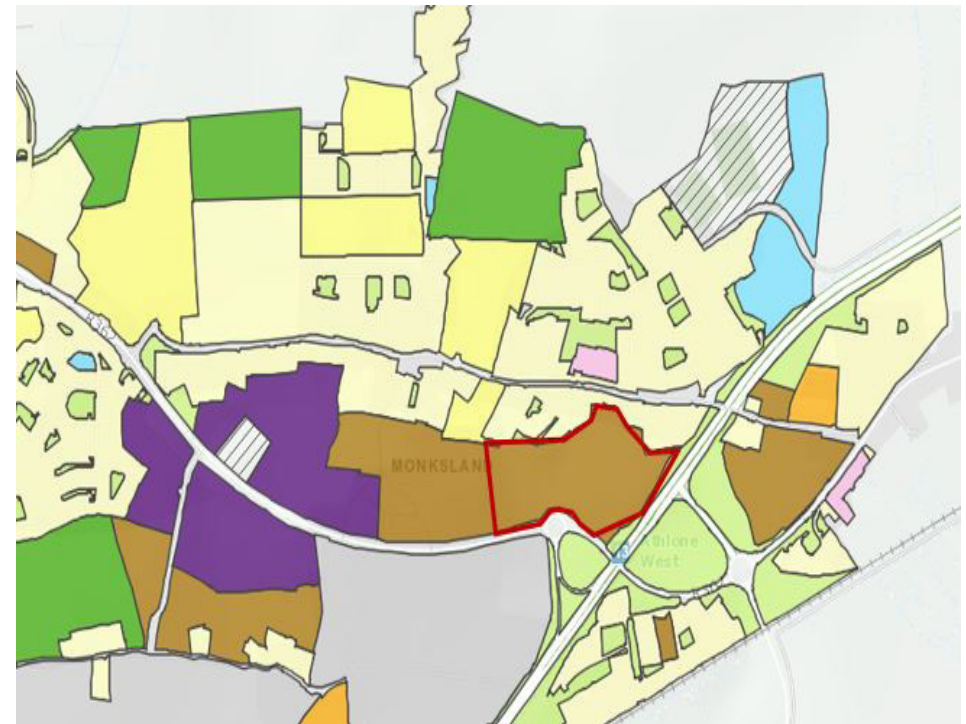
Surrounding Occupiers





Description

- Irregular shaped high profile commercial development site of approximately 10.92 acres
- Partly developed pharmaceutical facility of approximately 78,340 sq ft with full planning permission granted in 2004 and a retention permission granted in 2016
- Accessed directly from the R362 at its intersection with M6 (Dublin to Galway Road)
- Approximately 500 metres of frontage onto the R362
- Suits a range of uses, subject to Planning Permission
- Nearby developments include Monksland Industrial Park and Daneswell Business Park



Extract from Monksland/Bellanamullia Local Area Plan 2016 - 2022 (site outlined in red)

Town Planning

The lands are zoned **Objective BE:** Business, Enterprise Park/Light Industry & Warehousing “Provide for commercial, light industry, warehousing and enterprise units and ancillary uses such as training, education, childcare, financial, cafés, petrol station, fitness centre, parking and recycling facilities.”

Uses generally appropriate for lands zoned BE include: Doctor/Dentist/Medical and Related Consultants, Garden Centre, Industrial – Light, Petrol Station, Retail Warehouse e.g. bulky goods such as furniture, Science and Technology Based Enterprise

Monksland Athlone Co Roscommon

Terms

For Sale by Private Treaty

Title

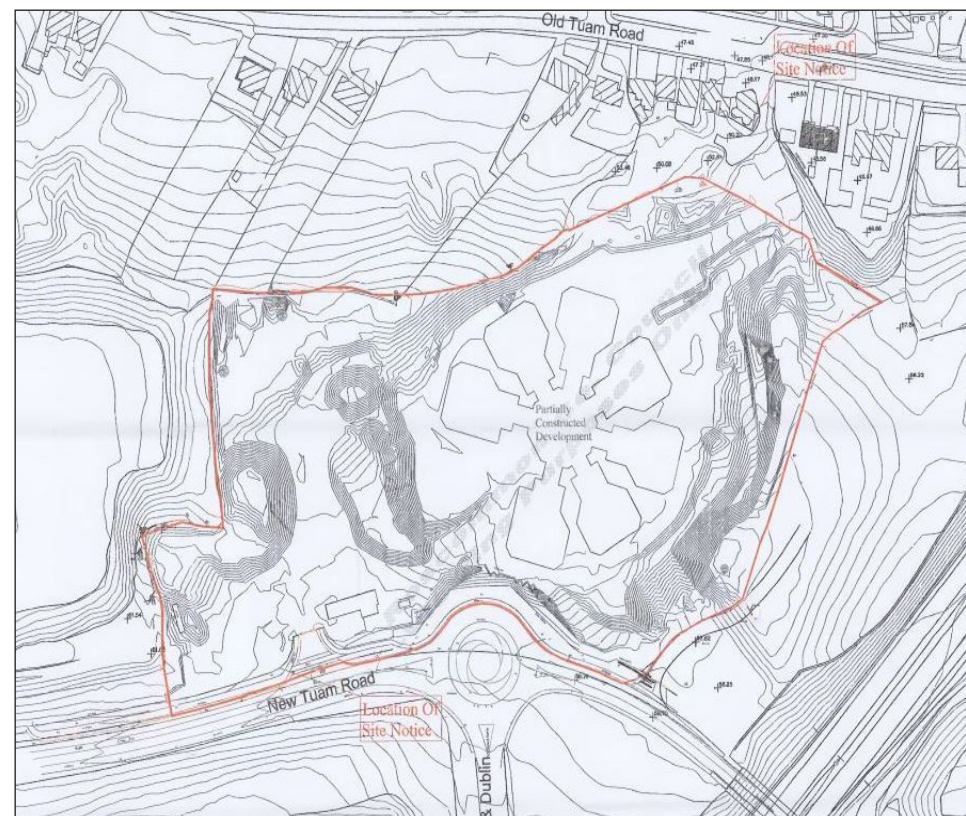
Freehold

Price

On Application

Viewing

Strictly by appointment only



Site Plan

Enquiries Joint Agents

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