

Dock Road

Limerick City



FOR SALE BY PRIVATE TREATY

Approximately 4.33 ha. (10.69 acres)

Substantial, high profile development site in Limerick City

Strategically located at the Dock Road/ N18/N69 interchange

3 kilometres south-west of Limerick City centre

Zoned "Enterprise and Employment"



Dock Road Limerick City

Substantial, high profile development site

Details

- Large, greenfield development site of approximately 4.33 ha. (10.69 acres).
- Significant profile to the N18 at the Dock Road with road frontage of 40 metres to the Dock Road roundabout
- Accessed via the N69/Dock Road roundabout
- Highly accessible location at the Dock Road junction – easy access to the N18, M7 and Limerick Tunnel
- 3 kilometres south west of Limerick City
- The area is predominantly industrial in nature. Local occupiers include Tara Oil, Limerick Greyhound Stadium, Greenstar, Dennehy Commercial Ltd and Peugeot and Renault car showrooms
- Dock Road Industrial Estate, Riverside Business Park and Corcanree Business Park are all located nearby

Limerick

- Limerick is Ireland's third largest City with a population of 91,454 residents within the City boundary
- Demographic report [here](#)
- 460,000 people within a 60 km radius
- Multinational companies in Limerick include Intel, GE Capital, Shannon Aerospace and Lufthansa Technik

- Two third level Institutions - University of Limerick (12,000 students) and Limerick Institute of Technology (6,000 students)
- Further information on Limerick City is available at:
- www.idaireland.com/connect-and-invest/limerick/ and www.limerick.ie/business

Planning

- The site is zoned under the Limerick County Council Southern Environs Local Area Plan 2011 – 2017
- The entire site is zoned "ZD5 Enterprise and Employment"
 - Uses permitted in principle include: light industry, wholesale/warehouse, logistics
 - Uses open for consideration include: retail warehousing, health clinic, nursing home, hotel, local shop, restaurant/cafe, cinema, office, garden centre
- Further details on the zoning objective and zoning map are available [here](#)

Title

Freehold

Solicitor

Joeshp Dundon
Dundon Callanan Solicitors
17 The Crescent
Limerick
T: 061 411022

Right of Way

The property is subject to a Right of Way, Further details are available from the sales agent

Services

Interested parties are advised to satisfy themselves on the availability of necessary services



Tel: +353 1 6477900
www.bannon.ie

Viewing

Strictly by appointment with Bannon

Contact:

Cian McMorro

+353 (1) 6477900
cmcmorrow@bannon.ie
PSR: 001830-002120

Leanne Kane

+353 (1) 6477900
lkane@bannon.ie
PSR: 001830-005587