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Marble City Business park

## Marble City Business Park, Kilkenny



Landmark business development opportunity of 11.73 Ha (29 acres).  
For Sale as an entirety or individual sites.



## Location

Marble City Business Park represents the next generation of commercial and industrial development in Kilkenny City. This newly developed business park is located at the heart of commercial activity with neighbours including Glanbia Plc corporate headquarters, Statestreet bank, Taxback.com, Transfermate and Bank of Ireland's "Banking 365" call centre. Marble City Business Park is adjacent to the Kilkenny Retail park which includes Woodies DIY, Hickey Fabrics, DID Electric, Halfords, PetMania, EZ Living and Meubles.

The property is accessed off Kilkenny City's Ring road (N.10) with excellent connectivity to the M.9 (Dublin-Waterford) motorway. Although renowned as a centre for tourism with over 300,000 visitors to Kilkenny Castle, Kilkenny has developed a strong FinTech sector with over 1,500 people employed in financial services and data management.

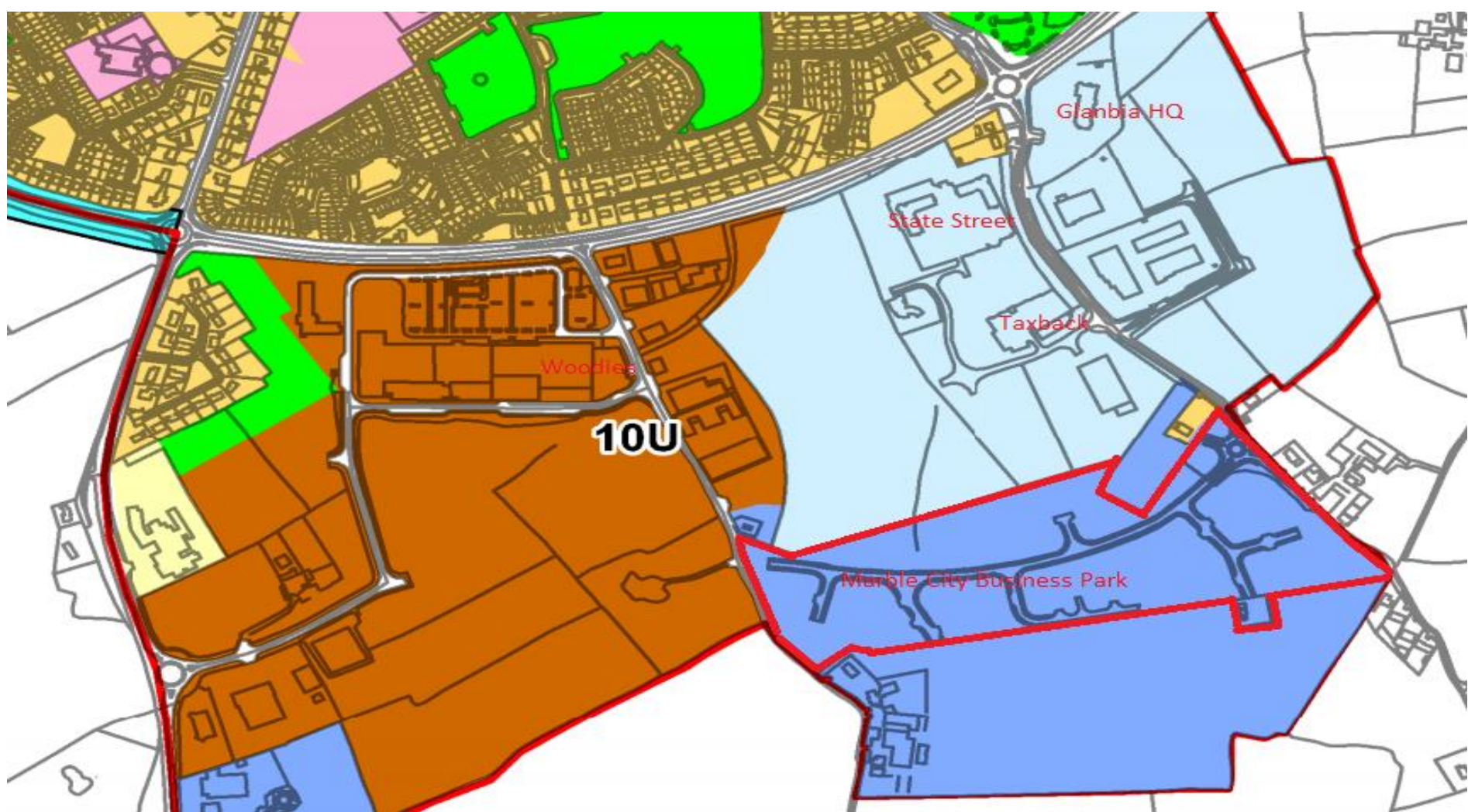
Kilkenny is Ireland's 3<sup>rd</sup> fastest growing urban centre with a population of 26,512 in the City and the County population of just 100,000 (source: Census 2016).

## Description

Marble City Business Park is a "ready to go" commercial development with full planning permission and infrastructure to include roads, services, dedicated water supply, telecoms and utilities. The property is laid out with 21no. sites varying in size from 0.3Ha to 0.5 ha. The property is adjoining the IDA business park and benefits from excellent access to Kilkenny City Centre (2km), Dublin 120km, Waterford 50km, Cork 150km and Rosslare port (92km). Within the region, Waterford IT and Carlow IT are progressing the creation of the new University of the South East to include a campus in Kilkenny City. Kilkenny is the headquarters of National Patents Office, The Crafts Council of Ireland and The Heritage Council of Ireland.

Other Infrastructure includes rail / bus services hourly to Dublin and a deep sea port in Belview (Port of Waterford) 52km.





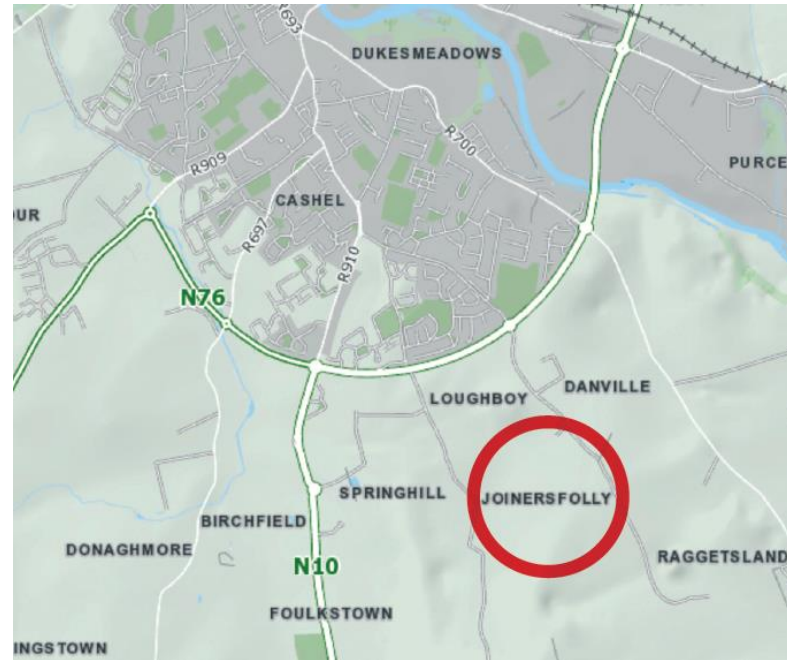
Extract: Kilkenny City and Environs development plan 2014-2020

## The Development

There are 21 no. development plots forming the 11.73 Ha (c.29 acre) Marble City Business Park. These plots vary in size from 0.3 ha (0.75 acre) to 0.5Ha (1.25 acre). Sites can be combined to create larger development units. The property is being offer as an entirety or in individual plots. As part of the development, there is a dedicated water supply from an on-site ground water source to include water storage for the emergency services and commercial users to supplement the public mains water supply.

## Zoning

The property is zoned under the Kilkenny City and Environs Development plan 2014-2020 “to provide for Industrial employment and related uses”. Permitted Uses: General industrial uses and ancillary offices, open spaces, warehouses, car and heavy vehicle parks, petrol filling stations, civic amenity/ recycling centre, local convenience shop, automated teller machines, car showrooms, advertisement structures, wholesale premises, public services installations, play school / crèche, repair garages, telecommunications structure, waste transfer stations, single retail warehousing units (excluding retail warehousing park).



**Services** All roads, footpaths and landscaping, mains water, borehole water supply, mains drainage, electricity, telecoms and gas utilities.

**Viewing** Strictly by appointment

**Guide price**            **Entire €2,750,000**  
                                 **Sites from €150,000**

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