



FOR SALE

Edenderry Business Campus, Edenderry, Co. Offaly

9.7 HA (23.98 ACRES)



Lands strategically located within Edenderry Business Campus.



Fully serviced sites available in either individual lots from 1.31 acres + or in its entirety of 23.98 acres.



Zoned 'Business/Employment' (14.67 Acres), 'Industrial' (6.33 Acres), and 'Open Space' (2.98 Acres).



The Edenderry Inner Relief Road is due to complete in Q1 2024, vastly improving the accessibility of the subject lands.



Of interest to both owner occupiers & developers.



SERVICES

All main services are available within Edenderry Business Campus.



ZONING

The subject lands are situated in an area with various zoning uses under the Edenderry Local Area Plan 2017-2023. The zoning objective details are as follows:

The 'Business/Employment' zoning objective; 'shall be taken to include the use of land for primarily business and commercial use, including light industry/warehousing and the facilitation of enterprise park/office park type use, as appropriate'.

The 'Industrial' zoning objective; 'shall be taken to include the use of land for industry/manufacturing, repairs, warehousing, distribution, open-storage, waste materials treatment and recovery and transport operating centres'.

The 'Open Space' zoning objective; 'shall be taken to include the use of land for; afforestation, playgrounds, housing estate open spaces, parks and development incidental to the enjoyment of open space. It also provides for facilities for games, educational and recreational purposes'.

THE PROPERTY

The property comprises the remaining lands within Edenderry Business Campus with excellent road frontage onto the R441. The overall site extends to 23.98 acres and is made up of a number of smaller sites ranging in size from 1.31 acres – 4.89 acres. The lands are predominantly regular in shape and level in terms of topography.

The road within the campus is due to be upgraded as part of the Edenderry Inner Relief Road which will significantly benefit the campus and improve its overall connectivity.

SITE	AREA	ZONING
1,2,3	4.89	Enterprise and employment
4	1.31	Enterprise and employment
5	1.34	Enterprise and employment
8	2.56	Industrial
9	2.34	Industrial
10	4.16	Enterprise and employment
	1.29	Open space
11	2.97	Enterprise and employment
	1.69	Open space
13	1.43	Industrial
TOTAL	23.98	



THE EDENDERRY INNER RELIEF ROAD

The Edenderry Inner Relief Road (EIRR) project, initiated by Offaly County Council, has entered Phase 2 of its implementation. This phase involves connectivity between Downshire/ Fr. Mc Wey Street to Edenderry Business Campus. As a part of this initiative, a new junction will be constructed at Downshire, in addition to improvements to the road infrastructure at Ard na Carraige. Moreover, approximately 2.1 km of novel footpaths and cycling lanes will also be developed, providing a safer environment for pedestrians and cyclists. The EIRR is set for completion in Q1 2024.





DESTINATION	DISTANCE (KM)
M4	19 km
M7	35 km
M50 Motorway	52 km
Dublin Airport	70 km
Dublin Port	73 km
Cork	213 km
Limerick	150 km

TITLE

We understand the property is held under Freehold title

ASKING PRICE

€3,000,000 (exclusive)

FURTHER INFORMATION / VIEWING

Viewing is strictly by arranged appointment only with joint agent Lisney and Kelly Hudson.

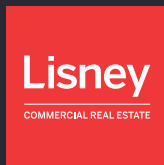
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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.