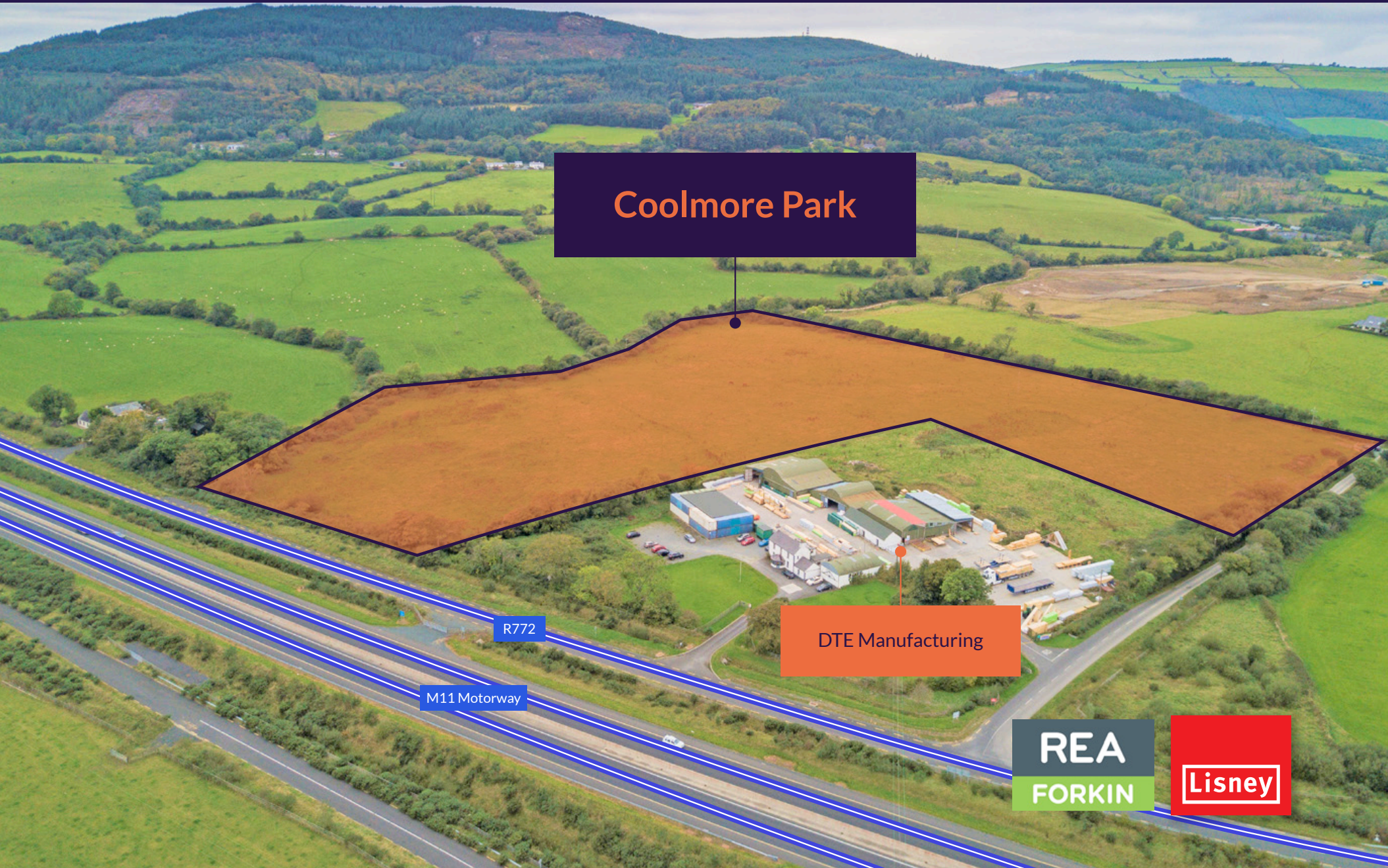


Industrial site extending to approx. 6.62ha (16.36 acre) Site with FPP for 15 no. commercial units extending to 38,300 sq.m (412,261 sq.ft)

## Coolmore Park, Arklow, Co. Wicklow

**FOR SALE**  
BY PRIVATE TREATY



**Coolmore Park**

DTE Manufacturing

R772

M11 Motorway

**REA**  
**FORKIN**

**Lisney**

## THE LOCATION

The immediate area surrounding the lands provides for a mixture of one-off residential dwellings, commercial buildings and agricultural lands. The lands are situated in the townland of Coolmore approximately 7km north of Arklow town, the site benefits from approximately 200 metres of frontage on the R746, M11 inner relief road with full visibility both North and South on the M11.

The M11 is the major artery leading from Dublin to Rosslare. Rosslare is Ireland's largest sea port and is the premier Irish port serving the European Continent with 36 direct services to the Continent weekly. Arklow is the third largest town in Co. Wicklow, with a population of approximately 13,160 persons as per census 2016. There are a number of high-profile commercial occupiers in Arklow, which include inter alia Servier, Arklow Shipping, Tesco, and Bank of Ireland. Echelon Data Centres are planning a new state of the art Data Centre and IT park on the Vale Road. SSE Airtricity operate the Arklow Windbank Park from Arklow Port.

Arklow is well serviced by bus, rail, road and sea. Iarnród Éireann operate a regular train service from Arklow train station which provides direct access to Dublin city centre to the north and Wexford to the south. Bus Eireann operate an hourly service to Dublin and Rosslare.

## HIGHLIGHTS

- Ready to go industrial development site extending to 16.36 acres in Coolmore, Arklow, Co Wicklow.
- Zoned Employment use in the Wicklow County Development Plan 2016-2022.
- Full planning permission to develop 15 no. commercial units extending to approximately 38,300 sq.m (412,261 sq.ft) along with 650 parking spaces.



## THE PROPERTY

Coolmore Park is a high profile light industrial/logistics park strategically located adjacent to the M11 on the north side of Arklow town. The lands comprise of an irregular shaped parcel of employment zoned land, with an overall site area of approximately 6.62ha (16.36 acres).

The lands benefit from a full grant of planning permission to develop 15 no. commercial units varying in size and design, with heights

ranging from 2-3 stories along. In total, the development extends to an aggregate total floor area of 38,300 sq.m (412,261 sq.ft). Planning permission can be viewed under ref: 17/650.

## ZONING

Z6 – Employment/Enterprise “To provide for the creation and protection of enterprise and facilitate opportunities for employment creation.”

## TITLE

We understand the property is Freehold.

## PRICE

Guiding excess of €1,950,000.  
The property is being sold by Private Treaty.

## SERVICES

We understand that all main services are available.



\*Not to scale



## FURTHER INFORMATION AND VIEWING

Viewing is strictly by appointment only. For further information please contact joint agents Lisney & REA Forkin



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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. REA Forkin PSRA No. 002719-004102.