

**FOR SALE** | By private treaty

**POWER  
PROPERTY**

Limerick | Galway | Athlone

**Industrial Premises on Site of 3.68 Acres  
Railway Road, Templemore  
Co. Tipperary  
E41 VDP97**

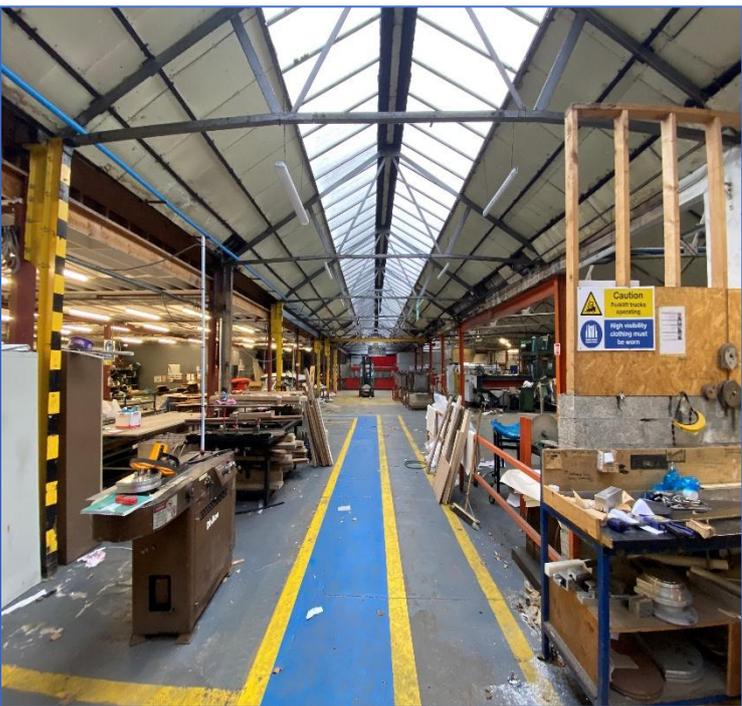
**COMMERCIAL**



- Detached Industrial Building extending to approximately 56,000 Sq. Feet on approximately 3.68 Acres. (Vacant Possession)
- High Profile Site with extensive frontage on Railway Road.
- Prime Location adjacent to LIDL and Templemore Town Centre.
- Zoned "Commercial" under the current Templemore Development Plan
- **Guide Price - On Application**

T +353 61 318 770

Find out more online at [ppg.ie](http://ppg.ie)





## LOCATION

Templemore is a key town in Tipperary with population of 1,939 (2022 census). The town is located on the N62 (Thurles-Athlone Route) in northeast Tipperary. It lies approximately 15 km north of Thurles, 20 km south of Roscrea, and 30 km southeast of Nenagh.

The town is served by its own train station on the Dublin-Cork Rail line and is easily accessible via the M8 motorway south of Thurles and the M7 motorway south of Roscrea.

The subject property is situated at Railway Road in the town centre of Templemore this area of the town has a concentration of Industrial Uses, with nearby occupiers to the property including Tipperary Glass, Templemore Co-Op Mart.

The property is adjacent to a LIDL Supermarket and is located opposite a residential housing at Church Templemore Train Station is located approximately 1km south of the site on Railway Road.

## ZONING

The subject property is currently zoned “Commercial” under the Templemore & Environs Development Plan 2012 – 2018 (as extended).

Commercial zoning objective seeks to;

**Protect and Enhance Existing Businesses:** - The plan prioritizes safeguarding the present commercial and industrial developments within Templemore.

**Promote New Enterprise** - It aims to actively create a favorable environment for new businesses, industries, and enterprises to establish themselves.

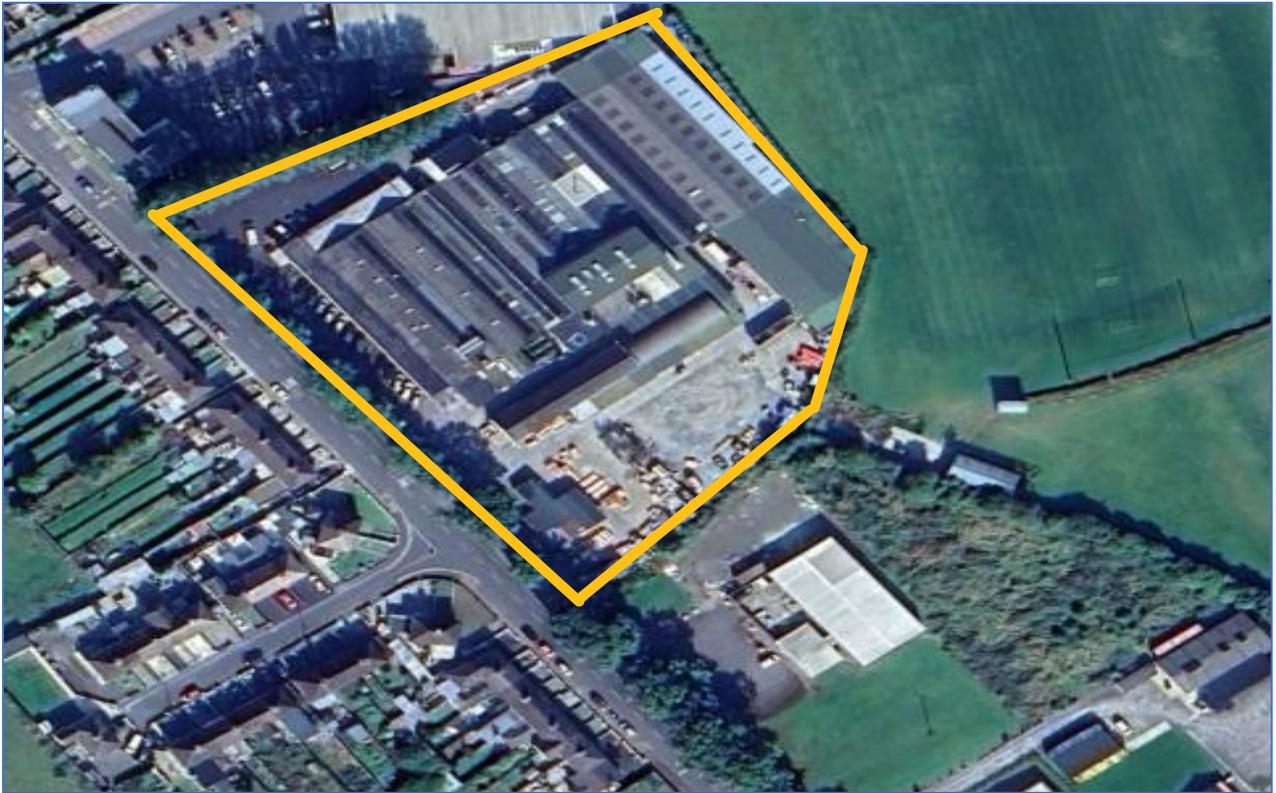
**Support Town Centre Viability** - Zoning objectives for the Town Centre zone specifically seek to facilitate a mix of commercial and other facilities, contributing to the vibrancy and functionality of the town's centre.

## Title

We understand the property is held with Freehold title.

## Services

We understand all main services are available to the property all intending purchasers will need to satisfy themselves in respect of services.



Approximate Site Location Outlined in Yellow

### DESCRIPTION

The subject property comprises an extensive industrial facility originally constructed in the 1930s and subsequently extended and adapted over several phases of development since its original construction. The property now provides a substantial factory complex with a total floor area of approximately 5,202 sq. metres (56,000 sq. ft.)

The buildings on site vary in age and construction, with the older sections located to the front of the site and more modern extensions positioned towards the rear, which are currently used for storage purposes.

The majority of the accommodation is arranged for production use, complemented by a range of ancillary facilities including offices, workshop areas, and staff canteen facilities, all located off the main production space.

### VIEWING

Strictly by prior appointment with the sole selling agents;

Contact:

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061 318770

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### RATEABLE VALUATION

We understand the property has a rateable valuation of €122,800, with the current multiplier in Tipperary being 0.2232, so rates liability in 2026 is €27,409.

**BER No. 801125709**  
**220.6 kWh/m<sup>2</sup>/yr 2.51**