

Plot C
(c. 8.32 acres)

Sale Agreed

Plot B
(c. 3.29 acres)

Sale Agreed

Plot A
(c. 5.23 acres)

LAST PLOT AVAILABLE

CITY NORTH BUSINESS PARK GALWAY

CI ZONED DEVELOPMENT LANDS, ENTERPRISE, LIGHT INDUSTRY, & COMMERCIAL

LAST PLOT AVAILABLE - PLOT A - C. 5.23 ACRES



THE OPPORTUNITY

LOCATION

The development lands are located within the **City North Business Park**, less than 3km north east of **Galway City Centre** on the N83 (Tuam Road) inbetween **Ballybrit** & **Parkmore**

City North Business Park benefits from excellent local and national road links including the **N83** (Tuam Road) which connects directly to the **N6 Galway City Bypass**, less than 1km to the south. The N6 also provides direct connections to other national roads in Galway including the **N84**, as well as the **M6 & M17/M1 Motorways**

The area is well serviced by **public transport** with regular bus services to **Galway City, Claregalway, Tuam** and surrounding areas. Both Galway City Centre & the N6/M6 junction are less than 10 minutes by road to the south & east respectively



THE OPPORTUNITY



DESCRIPTION

The development lands comprise a total area of approximately **20 acres (8.09 hectares)** of **Enterprise, Light Industry, & Commercial (Zoned CI) Development Lands** in one lot within the **City North Business Park** development

The lands are accessed via the **N83 (Tuam Road)** which runs adjacent to the south western boundary. Meanwhile, **Ballybrit Racecourse** lies immediately to the north east. Existing occupiers at **City North Business Park** include the **An Post Galway Mails Centre & Kenny Motors**

The lands are serviced by an internal estate road and there is an **opportunity for an owner occupier to acquire the final plot, 'Plot A'** which comprises **c. 5.23 acres** and is located adjacent to the entrance to City North Business Park



THE OPPORTUNITY

TRANSPORT

The lands can be **accessed** directly from the **N83** which provides access to the local & national road network, including the **N6 Galway City Bypass, N6/M6 Junction** (10 mins) and further onto the **M6/M17/M18** Galway-Dublin-Limerick-Sligo Motorway Network

The **proposed** design for the **N6 Galway City Ring Road** also includes **local link roads** along the south eastern & north eastern boundaries of the site. This will further enhance the profile & access of City North Business Park which already benefits from extensive frontage to the N83

Public transport options are also available, with a **designated bus stop** for local and regional services immediately adjacent to the lands on the N83 (Tuam Road). There are also **planned bus routes** on the proposed local link roads identified in the Galway City Development Plan 2023 -2029



THE OPPORTUNITY



ZONING

The subject lands are zoned ' **CI Enterprise, Light Industry, & Commercial** ' in the **Galway City Development Plan 2023-2029**

Examples of **uses** which are compatible and contribute to the zoning objective of with the 'CI Enterprise, Light Industry, & Commercial' zoning designation include **Warehousing/Storage, Retail** (bulky goods & local retailing needs), **Specialist Offices, & Light Industry**

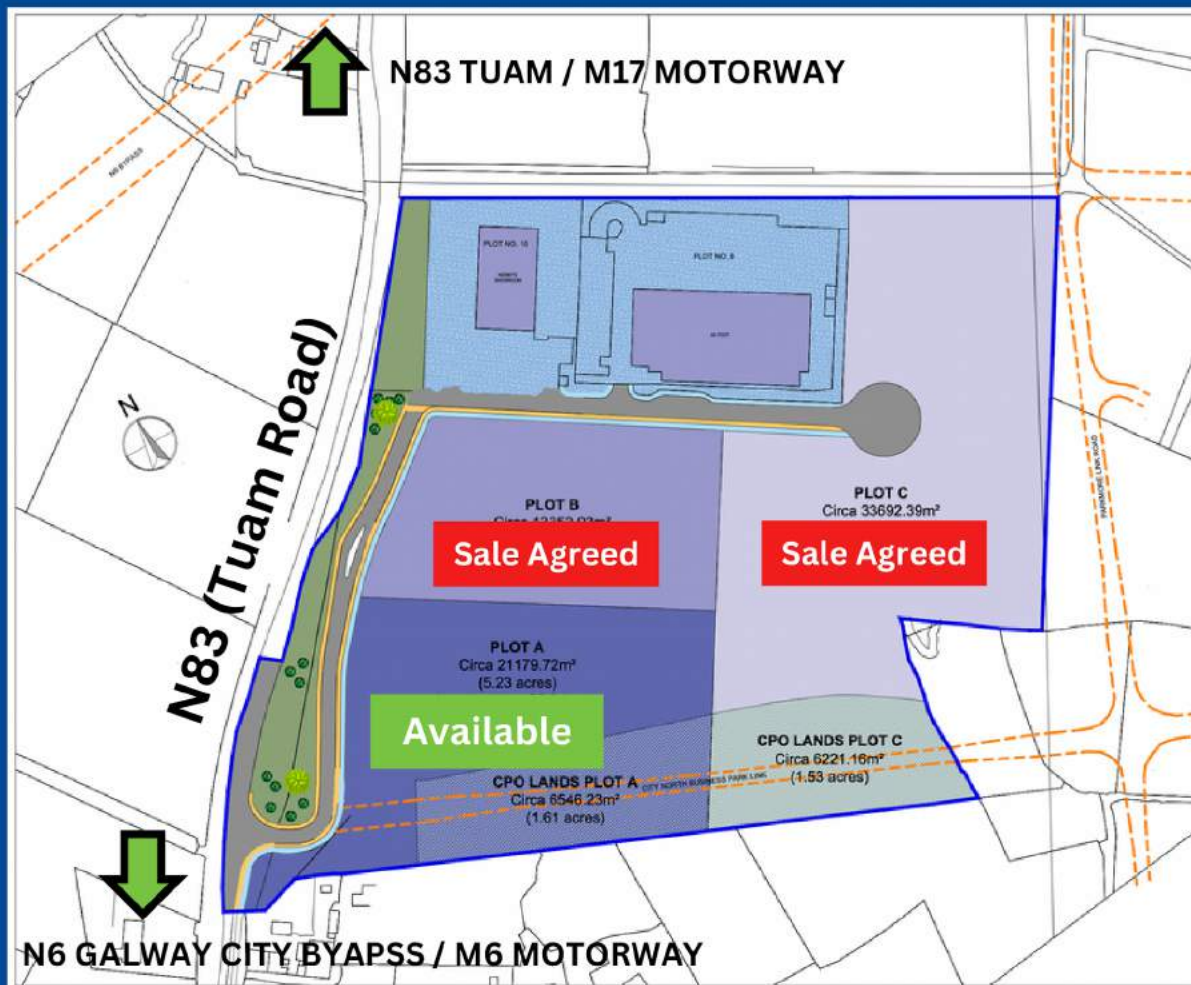
Other uses which may be considered, depending on the location and scale of development include, **General Industry** (small scale), **Residential** (that would not unduly interfere with the primary use of the land for CI purposes), Offices, **Public Utilities, & Commercial Leisure/Indoor Recreation**

THE OPPORTUNITY

Available

PLOT A - FINAL PLOT

There is only one final plot remaining,
'Plot A', c. 5.23 acres,
providing an opportunity for an
owner occupier to purchase and develop



SCHEDULE OF AREA				
		m ²	HECTARE	ACRES
PLOT A	Available	21179.72	2.1	5.23
PLOT B	Sale Agreed	13352.93	1.3	3.29
PLOT C	Sale Agreed	33692.39	3.3	8.32

LEGEND	
PEDESTRIAN FOOTPATH	
CYCLEWAY	
ROADWAY	
PLOT A - C	
DEVELOPED PLOTS	

N.B. The above proposed site layout plan is indicative
& subject to change. Areas for the plots are approximate
& are intended to act as a guide only.



SUBJECT PROPERTY

City North Business Park, Tuam Road, Galway City
Enterprise, Light Industry, & Commercial CI Zoned Development Lands

PLOTS

Last Plot Remaining 'Plot A', c. 5.23 acres, Adjacent To The Entrance Of
City North Business Park, Tuam Road, Galway City

GUIDE PRICE

Price On Application

FURTHER DETAILS

From The Joint Selling Agents:



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CITY NORTH BUSINESS PARK GALWAY

CI ZONED DEVELOPMENT LANDS
ENTERPRISE, LIGHT INDUSTRY, & COMMERCIAL

Parkmore Industrial Zone

Medtronic

Briarhill Business Park

Ballybrit Business
Park

N6

Boston Scientific

Galway Racecourse

An Post Galway Mails Centre

Kenny Motors

Ballybane Industrial
Estate

Plot A
(c. 5.23 acres)

LAST PLOT AVAILABLE

N83

