

TO LET

Unit 5A

**Caherdavin Shopping Centre,
Ennis Road,
Limerick.**



- FIRST FLOOR OFFICE UNIT
- FULLY FITTED OUT TO A GOOD STANDARD
- GOOD CONDITION THROUGHOUT
- HIGH PROFILE LOCATION
- AMPLE COMMUNAL PARKING

Location:

The subject property is located at the Caherdavin Shopping Centre located just off the Ennis Road and fronting onto a large green area. This development is approx. 3 kms from Limerick City Centre. Adjoining occupiers incl. Post office, Convenience Store, Pharmacy, Butchers, Restaurant, Barbers, Beauty Salon and Dry Cleaners. Along with additional office occupiers.

Description:

The subject unit comprises of own door mainly first floor office unit which has been fully fitted out to a good standard. The accommodation is mainly made up of 5 cellular offices along with WC, WHB, and kitchenette area on the first floor and open plan office/storage area on the ground floor.

Accommodation:

The subject unit comprises of the approximate gross internal floor area:

Ground Floor 11 sq. mtrs.
First Floor 90 sq. mtrs.

Total 101 sq. mtrs. (1,087 sq. ft)

Fit Out:

The subject unit is fully fitted.

Services:

We have been advised all main services are connected to the property.

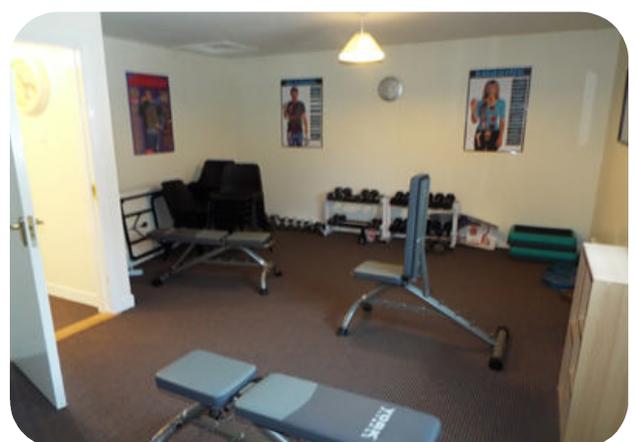
Car Parking:

Ample communal car parking available.

Rent: €13,200 per annum plus VAT if applicable.

Service Charge: €1,200 per annum **Rates:** TBC

The above out goings were supplied by our clients & correct at time of going to print.



Viewing: Strictly by prior appointment with **Brian O'Dwyer**

Tel: 061 410410 / **Email:** bodwyer@propertypartners.ie

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