

FOR SALE / TO LET

**16 Eastlink Business Park,
Ballysimon Road,
Limerick.**



- MID TERRACE INDUSTRIAL BUILDING
- THE SUBJECT PROPERTY IS LOCATED ON THE BALLYSIMON ROAD
- THIS LOCATION IS LIMERICKS PRIME INDUSTRIAL AREA
- UNIT COMPRISES OF APPROXIMATELY 2,583 SQ. FT. ON GROUND FLOOR & A FIRST FLOOR MEZZANINE OF 1,346 SQ. FT.
- QUOTING PRICE €90,000
- THE UNIT IS PARTIALLY FITTED OUT

www.propertypartners.ie | 061 410410
Barrack House, O'Connell Avenue, Limerick.

Location:

Limerick is the capital of the Mid-West region and is located approximately 210 km South West of Dublin City and 100 km North East of Cork City. The subject property is located in Eastlink Business Park which is located off the Ballysimon Road and c. 4 km from Limerick City centre. Eastlink Business Park which comprises of approximately 75 micro industrial units and is one of Limerick's prime commercial/industrial developments. The subject property benefits from good access onto Limerick City's ring road giving direct access onto all of main arteries.

Description:

The subject property is a modern mid terraced industrial unit comprising of a steel portal frame with block walls and cladding to eight meter eaves. The roof is a double metal deck insulated cladding with 15% natural light. The floor is reinforced concrete. There is a roller shutter door to the front and a fire exit door to the rear. Internally the subject property comprises of a ground floor warehousing area with an overhead concrete mezzanine floor. The ground floor benefits from an electrical fit out only while overhead the mezzanine floor benefits from a guest WC WHB and a good sized office area in a shell finish with the remaining of the floor laid out as shell open plan mezzanine area.

Accommodation:

Based upon measurements taken, the accommodation measured on a gross internal area basis provides the following approximate areas:-

Ground Floor Warehouse Area: 240 Sq. M. (2,583 Sq. Ft.)
 First Floor Mezzanine Area: 125 Sq. M. (1,346 Sq. Ft.)

Services:

We have assumed that all mains services are connected to the property, however, we would point out that none of these were tested by us

Condition:

The subject property was built in c. 2005 and is commensurate of its age and design.

Town Planning:

In arriving at our opinion of value we have not carried out a planning search and have assumed that the property and all additions there to are constructed and used in accordance with all planning and other necessary statutory consents.

Management Company:

The subject property is subject to paying a service charge fee to a management company.

Sole Selling Agents:

Property Partners de Courcy O'Dwyer

Local Authority:

Limerick City and County Council

Price: €90,000 plus vat if applicable

Building Rates: €3,100 per annum

Water Rates: Subject to usage

Insurance: TBC

Service Charge: €1,300 per annum

BER: C2

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

Disclaimer

Property Partners de Courcy O'Dwyer for themselves and for the vendor or lessors of the property whose agent they have given notice that: No.1. The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. No. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No. 3. No person in the employment of the Property Partners de Courcy O'Dwyer has any authority to make or give representation or warranty whatever in relation to this development.