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de Courcy
O'Dwyer

TO LET

Unit 1, Shannonside
Business Park,
Birdhill,
Tipperary.



■ DIRECT ACCESS ON TO THE M7 MOTORWAY VIA THE BIRDHILL
INTERSECTION

■ EXTENSIVE YARD & CIRCULATION AREA

■ DOCK LEVELLER & LOADING DOOR

■ UNIT AVAILABLE C. 1,000 SQ. M.

■ GOOD QUALITY OFFICES, FULLY FITTED OUT

Location:

Limerick is the capital of the mid-West region and it is located approx. 210 km's south-west of Dublin City and 100 km's north east of Cork City. The subject property is located within the Shannonside Business Park with access off the Ballina/Killaloe Road. Shannonside Business Park is located 1.5km's north east of Birdhill Village. The subject development has access to the M7 motorway via the Birdhill intersection, providing ease of access to all major motorways.

Description:

The subject property comprises of a semi-detached industrial building with a secure yard area C. 2,000 sq.m. The unit comprises of ground and first floor offices to the front with warehousing area to the back. There is a pedestrian access to the office area with a dock leveller and roller shutter door to the warehouse area. Internally the offices are fitted out to a good standard, with block walls and cladding in the warehouse area to 9.5m eaves. The unit has a steel portal frame, metal deck, insulated roof and double-glazed windows throughout.

Accommodation:

The approximate gross internal area of the subject unit is as follows:

Ground floor offices - 150 sq.m.

First floor offices - 90 sq.m.

Warehouse area - 754 sq.m.

Total Internal area = C. 1000 sq.m.

Yard area = C. 2000 sq.m.

Fit Out: The subject unit is fully fitted out.

Services: We understand all main services are available to the property.

Rent: €52,500 per annum + VAT.

Rates: €11,500 per annum **Service Charge:** €2,400 per annum

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**

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PSRA Licence No.: 002371

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