



TO LET

**FIRST FLOOR
BLOCK 2 MARY ROSSE CENTRE,
HOLLAND ROAD,
NATIONAL TECHNOLOGICAL PARK
CASTLETROY,
LIMERICK V94RR8D**

RENT: €8,000 / year



DESCRIPTION

The subject property is located within the National Technology Park on Holland Road in the suburb of Castletroy c. 6km east of Limerick City Centre.

The National Technology Park (NTP) was opened in 1984 and comprises of c. 650 acres of parkland. The park has a balance mix of over 80 multinational and Irish medical and technological companies occupying over forty buildings with a total floor area of in excess 1.5 million Sq. Ft. (source IDA Ireland).

Some of the larger nearby occupiers within the park include Vistakon, Troy Studios, Cook Ireland, 02 etc. while the park is adjoined by the University of Limerick and all this has to offer in terms of graduates and its extensive facilities as an open University to include UL arena with its 50 m swimming pool and suspended running track, its recently refurbished outdoor running track and its extensive playing pitches both grass and 4G.

The subject property is located on Holland Road and forms part of the three office blocks known as the Mary Rosse Centre. The subject unit comprises of a fully fitted open plan office which is in good condition throughout. This unit benefits from access to a communal meeting room (available by appointment). The unit also benefits from a communal canteen area and toilets. The first floor is accessed via a stairwell or lift service.





ACCOMMODATION

500 Sq. Ft. area to let
(excluding communal canteen, meeting room and toilets)

Communal parking available

OUTGOINGS

Rent:
€8,000 per annum plus VAT if applicable

We have been advised by our client of the following:

Rates:
€1,236.00 (per annum 2020)

Service Charge:
€1,500 per annum 2020 to include electricity and heating of the subject office

All other utilities are paid directly by the tenant to the supply company



PRICE

€8,000 / year

VIEWING DETAILS

By appointment only

DIRECTIONS

Contact Negotiator

Brian O'Dwyer

Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER

P: 061 410 410

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**PROPERTY
PARTNERS**

Disclaimer - These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners De Courcy O'Dwyer.