

To Let

**First Floor
Block 2
Mary Rosse Centre
Holland Road
National Technology Park
Limerick**



- Centrally located office space within the National Technology Park.
- Fully fitted out to a good standard.
- Access to all of Limerick's main arteries via the Ring Road.
- Adjoining the University of Limerick
- Unit 50 Sq. M. (538 Sq. Ft.)
- BER Rating: C1
- Access to communal meeting room, canteen, W.C. and W.H.B.
- Lift service in Building.

Location:

The subject property is located in the National Technology Park which adjoins The University of Limerick just off the Dublin Road, C. 5 kms from Limerick City Centre. The National Technology Park is Ireland's first Science & Technology Park opened in 1984 comprising of a serene parkland setting providing a backdrop to a world class business environment connected to a modern University Campus. The Park comprises of 650 acres in a riverside setting with over 80 global multinational subsidiaries Irish Technology companies R&D Institutions and support services. Nearby occupiers include Vistakon, Cook Medical, O2 etc.

Description:

The subject property comprises of a first floor office accommodation which has been fully fitted out to a good standard throughout. The fit out includes carpet floor coverings, suspended ceilings with cat 5 lighting and cable networking. The windows are double glazed throughout, while there is gas fired central heating. The property benefits from a lift service.

This unit benefits from access to a fully fitted out meeting room, canteen, W.C. and W.H.B.

Accommodation:

The accommodation comprises of the following approximate areas:

Subject Unit : 50 sq. m (538 sq.ft.)

Access to fully fitted meeting room.

Access to fully fitted canteen area.

Rent:

€7,500 per annum plus VAT

Rates: €1500 per annum.

Service Charge: To include electrical and heating utilities - €2000 per annum.

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

Fit Out:

The subject unit will be let as is however should the tenant require any changes in the floor plate they can be done by the landlord and with the cost of same being rentalised.

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



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

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PSRA Licence No.: 002371

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