



**TO LET**

**1ST FLOOR,  
NO. 69 EASTLINK,  
EASTLINK BUSINESS PARK,  
BALLYSIMON,  
LIMERICK**

To Let - Office 120 m<sup>2</sup> / 1300 ft<sup>2</sup>

**RENT: €10,000 / year**

**BER D1**



## SPECIAL FEATURES

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1st floor fully fitted out to a high standard as show rooms / offices.

Direct access onto Limerick's ring road.

Limerick's most popular commercial development.

Ideal for office or showroom use.

## LOCATION

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The subject property is located within Eastlink Business Park just off the Ballysimon Road C.3 km from Limerick City Centre. This location benefits from direct access to Limerick's Ring Road and all main arteries.

## DESCRIPTION

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The subject property comprises of a mid terrace, 1st floor office / showrooms which have been fully fitted out to an extremely high standard and ideally suited as offices or showrooms.

## Accommodation

The approx. accommodation is as follows:

### 1st Floor:

1,300 Sq. Ft.

### Fit Out:

The unit is fully fitted out throughout.

### Car Parking:

Ample car parking.

### Services:

We understand that all main services are available to the the property.

### Rent:

€10,000 per annum plus VAT.

### Rates:

€1,500 per annum.

### Service Charge:

€500 per annum

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



## VIEWING

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By appointment only

### Contact Negotiator

**Brian O'Dwyer – 061 410410**

Email: [decourcyodwyer@propertypartners.ie](mailto:decourcyodwyer@propertypartners.ie)

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.