



**TO LET**

**2A DOCKLANDS BUSINESS PARK,  
DOCK ROAD,  
LIMERICK CITY,  
LIMERICK V94H684**

**RENT: €25,000 per annum**

**BER E2**





## DESCRIPTION

Limerick is the capital of the Mid West Region and is located approximately 210km south west of Dublin City and 100km north east of Cork City. The subject property is located in Docklands Business Park on the Dock Road (N69). Docklands Business Park and the surrounding area is one of Limericks prime commercial locations with good access to the city centre and Limericks road network.

Adjoining occupiers include An Post, Van-Guard, Edmonds Electrical etc.

The subject unit comprises of a semi detached industrial unit. It has a steel portal frame with block and cladding walls to c. 7m eves. The roller shutter door is c. 5m high. The property benefits from fitted offices to the front to include suspended ceilings, integrated lighting, electric storage heating along with a fire and security alarm system. The unit will be let as seen with an option on the internal racking.

Externally the unit benefits from a high profile location backing on to the Dock Road with six car parking spaces to the front.

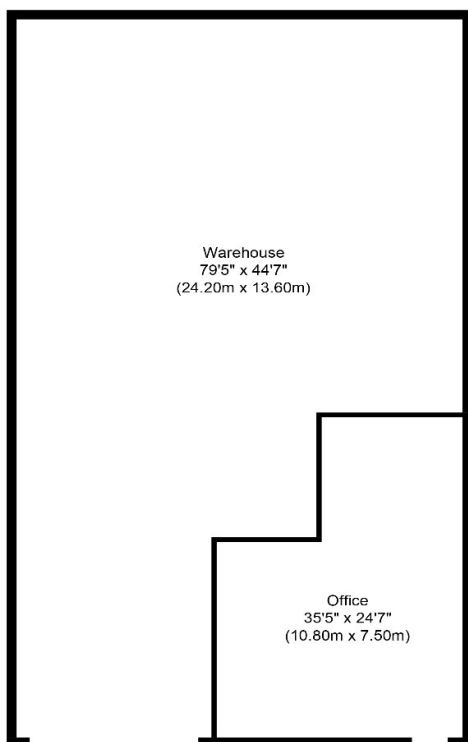




## ACCOMMODATION

We understand the unit comprises of approximately the following areas:

Warehouse area:	2,800 sq. ft.
Ground Office area:	736 Sq. Ft.
Total:	3,536 Sq. Ft.



**Approximate Floor Area**  
3542 Sq. ft.  
(329.1 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## OUTGOINGS

### Rent:

€25,000 per annum plus VAT if applicable

We have been advised by our clients of the following:

### Rates:

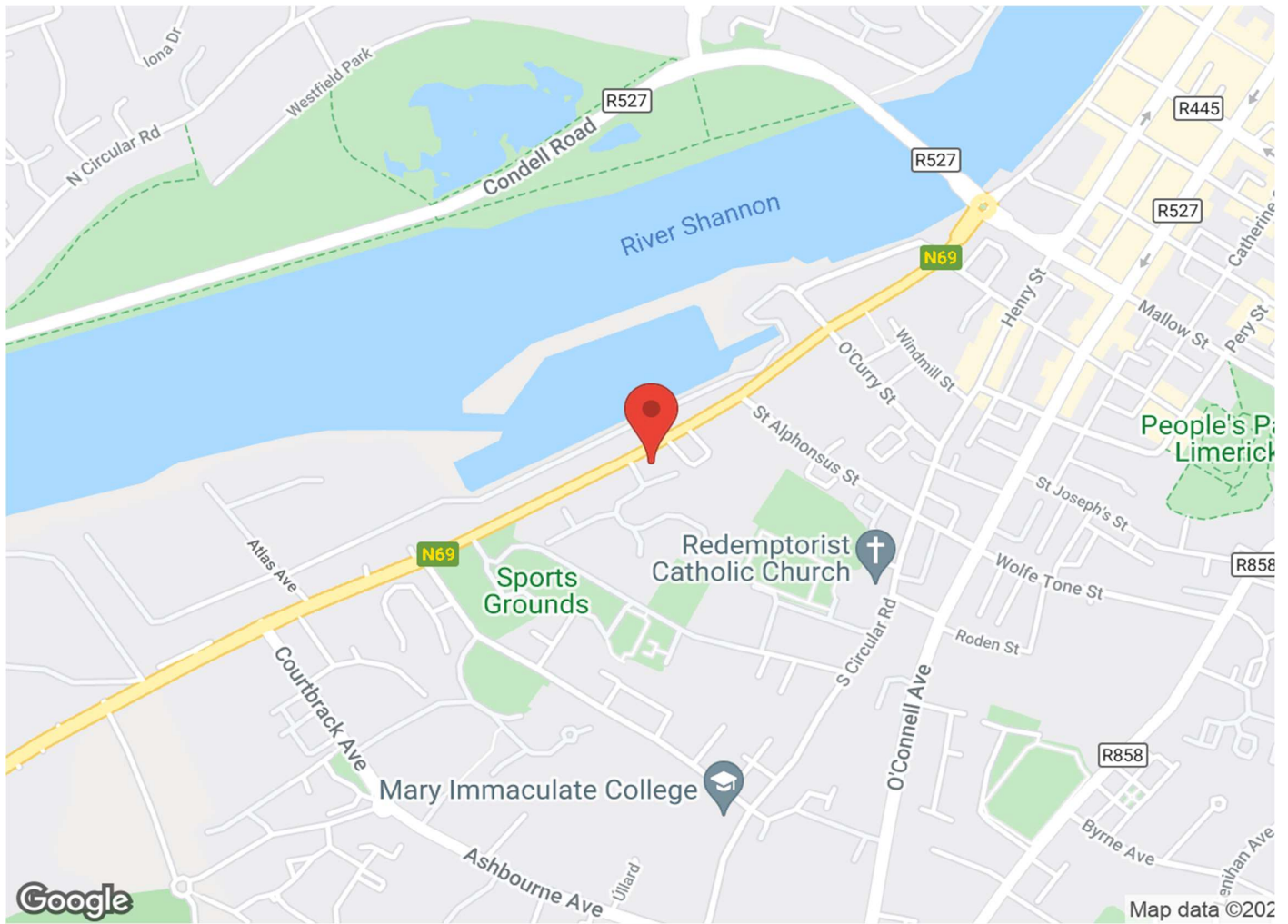
€2,923.20 per annum (2021)

### Service Charge:

€1,277.00 per annum (2021)

All other outgoings are paid directly by the tenant to the supply companies.





## RENT

€25,000 per annum plus VAT if applicable.

## VIEWING DETAILS

By appointment only

## Contact Negotiator

Brian O'Dwyer

## DIRECTIONS

Google Map: V94H684

## Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER  
M: 061 410 410  
E: decourcyodwyer@propertypartners.ie

**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.