

FOR SALE/TO LET

Unit 6E

**Docklands Business Park,
Dock Road, Limerick.**



■ BENEFITS FROM EXTENSIVE OFFICE & SHOWROOMS FITOUT

■ LOCATED C.1 KM FROM LIMERICK CITY CENTRE

■ LIMERICKS PRICE INDUSTRIAL/COMMERCIAL AREA

■ GOOD MIXTURE OF OFFICE /SHOWROOM & INDUSTRIAL

ACCOMMODATION

■ BER: D1

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O'Dwyer**

Location:

Limerick is the capital of the MidWest region & is located approx. 210 km south west of Dublin City & 110 km north east of Cork city. The subject property is located in the Docklands Business Park on the South side of the Dock road (N69) c. 1km from the city centre. Docklands Business Park is an attractive commercial centre comprising of industrial commercial units with surrounding occupiers to include Edmundson Electrical, Nashes Beverages & Pimberly Records.

Description:

The subject property comprises of a mid terrace part 2 storey industrial unit which benefits from 8 car parking spaces to the front. The subject property was constructed in the mid 1990's & was built to the highest of standards of design & construction to include reinforced concrete floor with steel portal frame, block walls to 7 meter high eaves with a double metal deck insulated roof with 10% natural light. Internally the property has a high percentage of office/showrooms which have been constructed to a very good standard to include carpets, suspended ceilings, cat 4 integrated lighting.

Accommodation:

The gross internal floor areas of the subject unit is

Ground Floor Warehousing Area:	3,600 Sq. Ft.
Ground Floor Office Area:	2,050 Sq. Ft.
First Floor Office Area:	<u>3,250 Sq. Ft.</u>
Total:	8,900 Sq. Ft.

Fit Out:

The unit is fully fitted out

Services:

All main services are available to the property

Service Charge: €2,000 per annum plus VAT

Rates: €11,792 per annum (2014)

Price: €350,000 **Rent:** €30,000 per annum

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

Viewing:

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

Tel: 061 410410

Email: bodwyer@propertypartners.ie



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