

TO LET

**Unit 4 Parkes Business Park,
St. Patrick's Road,
Limerick.**



- LOCATED WITHIN THIS WELL KNOWN BUSINESS PARK
- ROLLER SHUTTER DOOR TO FRONT
- GOOD CIRCULATION AREA
- 3 PHASE POWER
- READY FOR OCCUPATION
- UNIT OF C. 3,196 SQ. FT.
- RENT: €12,000 PER ANNUM (NOT SUBJECT TO VAT)
- BER RATING: TBC

Location:

The subject unit is located in Parkes Business Park on St. Patrick's Business Road which runs between the Dublin Road and the Ballysimon Road C. 2 kms from Limerick City Centre. This location gives you good access to Limerick's main arteries.

Description:

The subject property comprises of an industrial unit with mainly block walls, C. 5.3 meter eaves with a metal deck roof. There is one roller shutter door to the front and 3 phase power to the unit.

Accommodation:

The gross internal area of the subject unit is approximate as follows:

Warehouse Area:	2,787	Sq. Ft.
First Floor Office Area:	49	Sq. Ft.
Total:	3196	Sq. Ft.

Services:

All main services are available to the property

Service Charge: .25 cent per sq. ft. on the ground or €696.75 per annum

Rates: €1,683 per annum as at February 2017

Water Rates: Subject to Usage

BER: To be confirmed

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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