

**TO LET**

**First Floor Unit 7,  
Eastlink Business Park,  
Ballysimon Road,  
Limerick**



- UNIT COMPRISES OF C. 120 SQ. M.
- UNIT HAS BEEN FULLY FITTED OUT
- CENTRALLY LOCATED JUST OFF BALLYSIMON ROAD AND BESIDE O' MARA MOTORS
- DIRECT ACCESS ONTO LIMERICK'S SOUTHERN RING ROAD

**Location:**

THE SUBJECT UNIT IS LOCATED IN THE EASTLINK BUSINESS PARK C. 3 KM FROM LIMERICK CITY CENTRE. THIS LOCATION IS LIMERICK'S PRIME COMMERCIAL ZONE.

**Description:**

First floor office unit which has been fully fitted out to include plastered walls, suspended ceiling, lighting, heaters, etc.

**Accommodation:**

The accommodation measured on a gross internal area basis comprises of the following:

First Floor Area: 120 Sq.M. (1291 Sq. Ft)

**Car Parking:**

Car Parking to the front of the building

**Fit Out:**

The unit will be fully fitted out.

**Services:**

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

**Rent:**

€7,000 Per Annum or €7.75 per Sq. Ft. Plus VAT if Applicable.

**Rates:** €1,500 per annum

**BER:** C1

**Service Charge:** €500 per annum

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

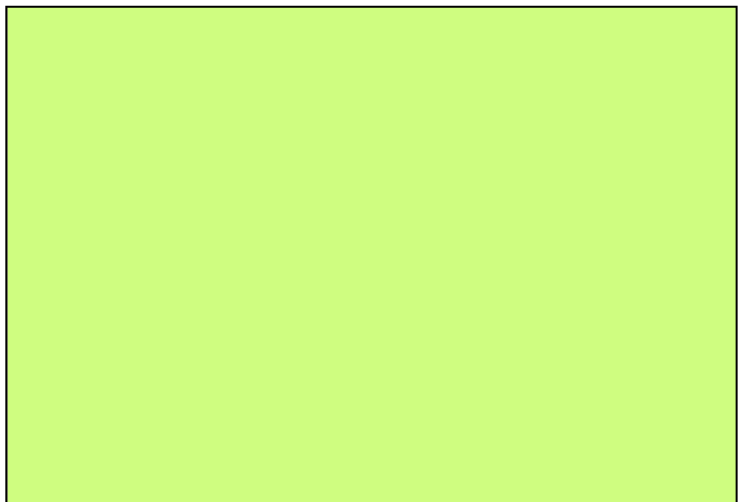
**Viewing:**

Strictly by prior appointment with

**Brian O'Dwyer**

**Tel:** 061 410410

**Email:** bodwyer@propertypartners.ie



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