

COMMERCIAL

**UNIT 1A
MONACLINOE BUSINESS PARK
BALLYSIMON ROAD
LIMERICK**

POWER
& ASSOCIATES

TO LET BY PRIVATE TREATY



- **High Profile Commercial Unit extending to 375 sq. metres at Ground Floor, with additional Mezzanine Storage Space of 76.94 sq. metres.**
- **Prime Location with Frontage and Direct Access onto Ballysimon Road.**
- **Neighbouring occupiers include; Würth, Ballysimon Tyre Centre and Crafted Fitted Furniture**

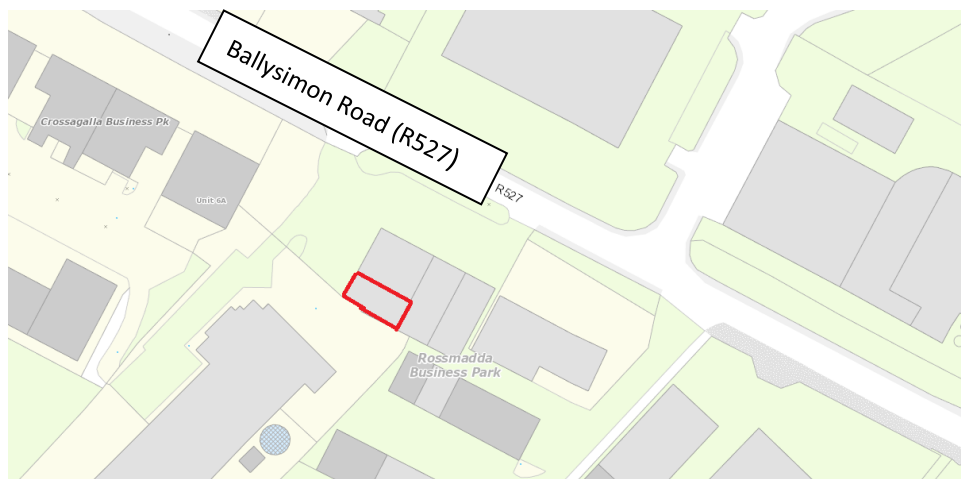
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LOCATION

Ballysimon Road is a prime Industrial and Commercial location in Limerick. The Ballysimon Road is a busy route which links the City Centre to the M7 (Dublin/Limerick Motorway). The subject property centrally located on the Ballysimon Road with excellent accessibility to both the City Centre and Motorway. The area is a well-established commercial location popular for Bulky Goods Retailing, Showrooms, DIY and Furniture.

DESCRIPTION:

The subject property comprises a modern end of terrace commercial Unit, which forms part of a larger development. The property comprises a large workshop at ground floor with an ancillary waiting area and office at ground floor level. In addition a mezzanine is provided over the office accommodation which is suitable for storage. The property is secure with Roller Shutters fitted to the front of the property.



ACCOMMODATION:

The approximate gross internal floor areas are as follows:

Description:	Use	Area (sq. metres)	Area (sq. feet)
Ground Floor	Workshop	297.50	3,202
Ground Floor	Office/Reception	77.51	834
Mezzanine	Store	76.94	828
Total:		451.95	4,864

ZONING

The subject property is located in an area zoned "Light Industry" under the Limerick City Development Plan 2010 – 2016.

BER RATING

BER B2

BER No: 800433195

Energy Performance Indicator: 595.69 kWh/m²/yr

RENT

€18,000 per annum exclusive of standard tenant outgoings

COMMERCIAL RATES

Rates for 2015 €3,957.

LEASE

Lease Terms on Application to the Sole Letting Agents

VIEWING

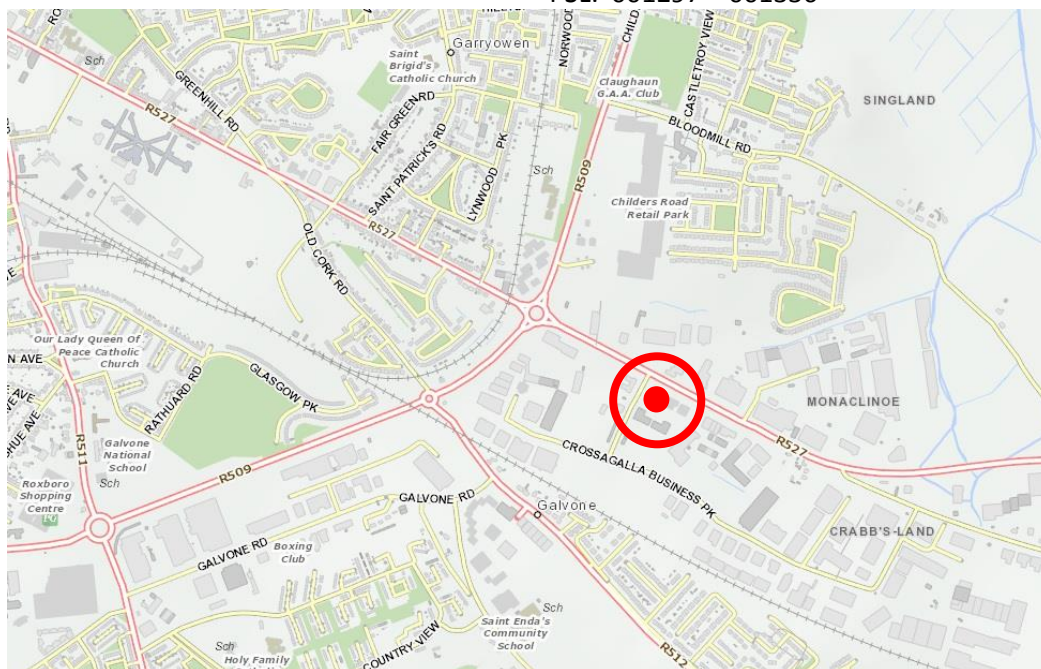
Strictly by appointment with the sole agents
Power & Associates

SERVICE CHARGES

Details available on request.

CONTACT

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Disclaimer Policy:

These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. Power & Associates and the Vendor/Lessor give notice that:

- These particulars do not constitute any part of an offer or a contract.
- All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor.
- None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact.
- The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchaser/Lessee shall satisfy themselves by inspection or otherwise as to their correctness. No omission, accidental error or misperception shall be a ground for a claim for compensation or for the rescission of the Contract by either the Vendor/Lessor or the Purchaser/Tenant.
- Neither the Vendor/Lessor nor Power & Associates nor any person in their employment has any authority to make or give any representation or warranty in relation to the property.
- Prices are quoted exclusive of VAT (unless otherwise stated) and all the negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.

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