

**TO LET**

**No. 73 Eastlink,  
Eastlink Business Park,  
Ballysimon Road,  
Limerick.**



- 1ST FLOOR MEZZANINE AREA FULLY FITTED OUT AS SHOWROOMS.
- DIRECT ACCESS ONTO LIMERICKS RING ROAD.
- GROUND FLOOR BENEFITS FROM SMALL OFFICE AND W.C. AREA.
- LIMERICK'S MOST POPULAR COMMERCIAL DEVELOPMENT.

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Barrack House, O'Connell Avenue, Limerick.

**Location:**

The subject property is located within Eastlink Business Park just off the Ballysimon Road C. 3 km from Limerick City Centre. This location benefits from direct access to Limericks Ring Road and all main arteries.

**Description:**

The subject property comprises of a mid terrace, 2 storey industrial building with industrial warehousing area on the ground floor and fully fitted showrooms on the first floor.

The ground floor benefits from 3 phase electricity, a small office with w.c., w.h.b. burglar alarm, fire alarm and florescent strip lighting.

The first floor has been fitted out to an extremely high standard and is ideally suited as offices / showrooms.

**Accommodation:**

The layout comprises of open plan showroom area, 3 cellular offices, w.c., w.h.b. and kitchenette area. The entire unit is airconditioned throughout the first floor.

**The approx. accommodation is as follows:**

Ground Floor Area:	2,400 sq.ft.
1st Floor Area:	<u>2,400 sq.ft.</u>
<b>TOTAL</b>	<b>4,800 sq. ft.</b>

**Fit Out:**

The unit is fully fitted throughout.

**Carparking:**

Ample carparking. Circulation carparking area available.

**Services:**

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

**Rent:** €14,000 per annum plus VAT      **Building Rates:** €4732 per annum

**Water Rates:** Subject to usage      **Insurance:** €813 per annum

**Service Charge:** €1139 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**

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