

OFFICE

INNOVATION HUB
Limerick Enterprise Development Park
(LEDP)
Roxboro, Limerick

POWER
PROPERTY

TO LET



- **Unique opportunity to let ground floor office unit extending to approximately 3,251 sq. m (35,000 sq. feet), with ability to divide into 2 units of c. 15,500 sq. feet.**
- **Office ready for tenant fit-out and the Park has the benefit of on-site café facility.**
- **Strategically located on the outskirts of Limerick City Centre and in proximity to a good road network.**
- **On-site car parking available .**

tel: +353 61 318 770

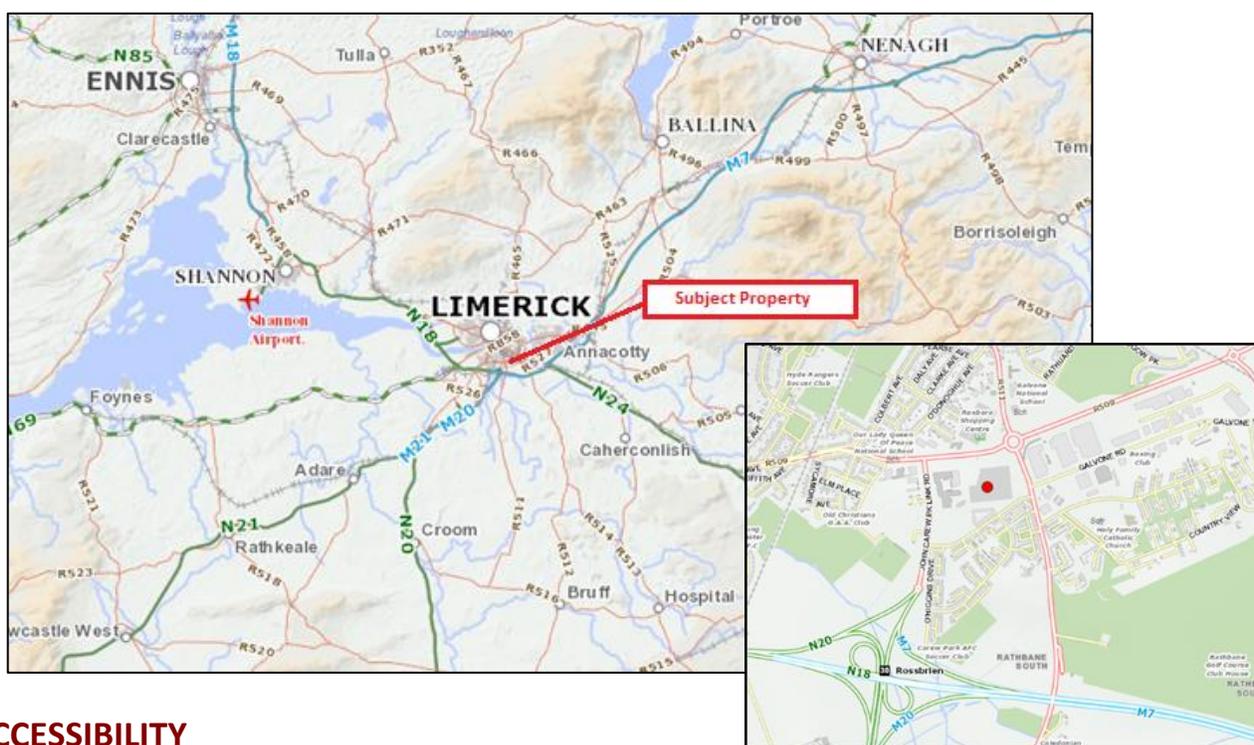
www.ppg.ie

LOCATION

Limerick has developed as the main economic and cultural centre for the Mid-West of Ireland. Limerick continues to be one of Ireland's most sought after locations by many Multinational Companies seeking to establish their businesses in Ireland. The City's reputation and suitability as a business location has a consolidated office demand from many sectors including technology, medical devices and financial services. Multinationals from these sectors have selected Limerick as the destination to build upon their presence in the European Market.

Limerick Enterprise Development Park is located at the edge of Limerick City Centre adjacent to the Southern Ring Road, N20 (Cork/Kerry), N7 (Galway) national and primary routes. The Park is home to a number of high profile commercial occupiers such as Virgin Media, 6pm Solutions etc., as well as being adjacent to a Shopping Parade, Aldi and the Quality Hotel. The site is well serviced by public transport and is within easy reach of Limerick City Centre.

Limerick has a total population of 191,809, and of this figure, a total of 134,703 people live in Limerick County while the remaining population of 57,106 live in Limerick City, (Census 2011). The majority of the population living in the City of Limerick, 57,106 are within the age profile of 20-30 years, reflecting the fact that Limerick is home to so many young, educated and skilled people. There are two 3rd level institutions located in the city namely, University of Limerick and Limerick Institute of Technology, presenting a high calibre of graduates into the workforce.



ACCESSIBILITY

CAR - Limerick City is connected to Ireland's three major cities Dublin, Cork and Galway in less than two hours, commuting the regions extensive road/motorway infrastructure.

AIR - Shannon International Airport is just 20 minutes from Limerick City, while Cork Airport is 90 minutes away and Dublin International Airport is 2 hours from Limerick.

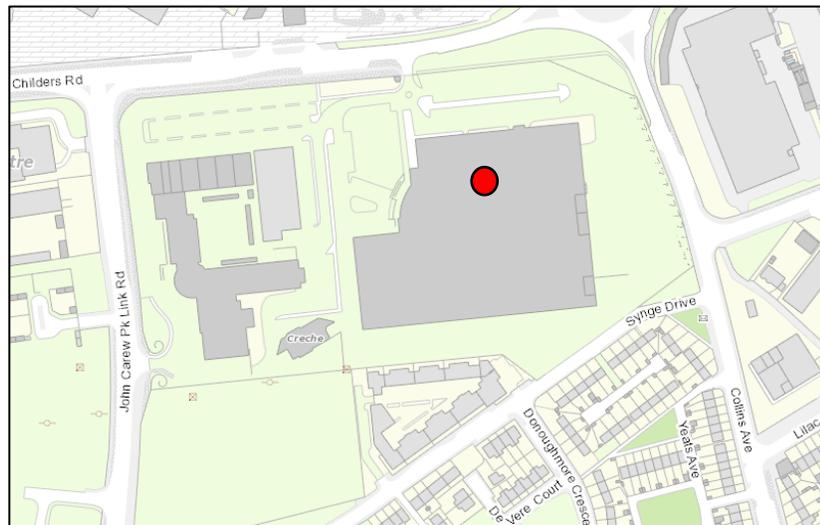
RAIL - Limerick City is linked to Ireland's three major cities Dublin, Cork and Galway with numerous fixed services to and from the city centre on a daily basis.

BUS – Bus Eireann and Euro Bus provide a regular timely public transport service in Limerick City.

DESCRIPTION:

The property comprises a large ground floor office unit extending to 3,250 sq. m (35,000 sq. ft) which is contained within a larger office/enterprise development. The offices have been recently refurbished and are currently ready for tenant fit-out works. There is a high level of natural light throughout the office space and the development has the benefit of an on-site café facility.

The property is located to the front of the Limerick Enterprise Development Park and has frontage onto the R509 - Childers Road, Limerick. The office overlooks the surface car parking area to the front of the overall development and access to the property is provided directly from there and also through a communal corridor within the overall office/enterprise development.



ACCOMMODATION:

The approximate gross internal floor areas are as follows:

Description:	Use	Area (sq. metres)	Area (sq. feet)
Ground Floor	Office	3,251.60	35,000
Total:		3,251.60	35,000

(Note it is possible to sub-divide the above accommodation into 2 offices suites of approximately 15,500 sq. feet)

ZONING

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

BER RATING

Details available on request.

SERVICE CHARGES

Details available on request.

RATEABLE VALUATION

Details available on request.

QUOTING RENT

Details available on application

VIEWING

Strictly by appointment with the sole agents Power Property

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Disclaimer Policy:

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PSRA Licence No: 001297

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