

TO LET

Ground & First Floors,
No. 56 Eastlink,
Eastlink Business Park,
Ballysimon Road,
Limerick.



- DIRECT ACCESS ONTO LIMERICK'S RING ROAD.
- GROUND FLOOR BENEFITS FROM W.C., W.H.B. & LIGHTING
- LIMERICK'S MOST POPULAR COMMERCIAL DEVELOPMENT.
- READY FOR OCCUPATION 1/1/18.

Location:

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

Description:

The subject property comprises of a mid terrace, ground floor industrial unit with first floor mezzanine.

The ground floor benefits from W.C., W.H.B. and lighting throughout.

Accommodation:

The approx. accommodation is as follows:

Ground Floor Area:	3,300 sq.ft.
Mezzanine Area:	<u>1,360 sq.ft.</u>
Total	4,640 sq.ft.

Fit Out:

The unit is to be let as is to include W.C., W.H.B. and lighting.

Carparking:

Extensive car parking available.

Services:

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

Rates:

To be confirmed

Rent:

€15,000 per annum plus VAT

Service Charge:

To be confirmed

BER Rating:

Rating G

Insurance:

To be confirmed

The above out goings were supplied by our clients and 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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