

TO LET

**Commercial Unit,
Raheen Business Park,
Raheen, Limerick.**



- MODERN COMMERCIAL BUILDING OF C. 1187 SQ. MTRS.
(C. 12,776 SQ. FT.)
- HIGH SPEC OFFICES / CLEAN ROOMS & WAREHOUSING
- C. 40 CAR PARKING SPACES
- EXTENSIVE CIRCULATION AREA WITH LANDSCAPED GROUNDS
- BUS SERVICE TO & FROM PARK TO CITY CENTRE & UNIVERSITY OF
LIMERICK
- SHOP & RESTAURANT LOCATED WITHIN PARK
- BER RATING: C3
- RENT: €100,000 PER ANNUM PLUS VAT

Location:

Limerick is the capital of the Mid-West Region and is located approximately 210 kms South-West of Dublin City and 100 kms North-East of Cork City. Shannon International Airport is located C. 27 kms from the subject property and offers flights throughout Europe and the US on a daily basis. Limerick is the 3rd largest city in Ireland and the commercial hub of the Mid-West Region.

Raheen Business Park is located approximately 4.5 kms from the city centre and comprises of a strategically located parkland environment.

Raheen Business Park benefits from direct access onto the Southern Ring Road which C-rings Limerick City from Adare to Annacotty giving direct access to Limerick's main arteries. Adjoining occupiers include Dell Computers, Analog Devices, Stryker, Regeneron, Optel Vision etc.

Description:

The subject property is a detached modern industrial unit of 1187 sq. mtrs (12.776 sq. ft.) comprising mostly of high specification office accommodation which would also be suitable as a clean room environment subject to some modifications. The subject unit benefits from Ancillary warehouse / stores accommodation with a full height roller shutter door.

Internally the floor plate of the property is very well laid out and flexible while the specification of the fit out is very high to include floor coverings, suspended ceiling with integrated fluorescent lighting, glass and board partitions, air conditioning, heating, security alarm, fire alarm, etc.

Accommodation:

The subject unit comprises of approx the following gross internal areas providing the following accommodation:

Ground Floor Office Area:	957.5 sq. mtrs.
Ground Floor Warehouse / Stores Area:	166.5 sq. mtrs.
First Floor Office Accommodation:	<u>63 sq. mtrs.</u>
Total	1,187 sq. mtrs.

Local Authority: Limerick City and County Council.

Services: We understand that all main services are connected to the property.

Rent: €100,000 per annum Plus VAT if applicable.

Rates: We have been advised that the rates for 2015 are C. €7,152 per annum.

Service Charge: We have been advised that the service charges for 2015 is C. €600 per annum.

Building Insurance: We have been advised that building insurance for 2015 is C. €4,000 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

Disclaimer

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