



TO LET

**UNIT E4,
EASTLINK BUSINESS PARK,
BALLYSIMON ROAD,
LIMERICK V94XF1H**

RENT: €32,000. per annum

BER C2



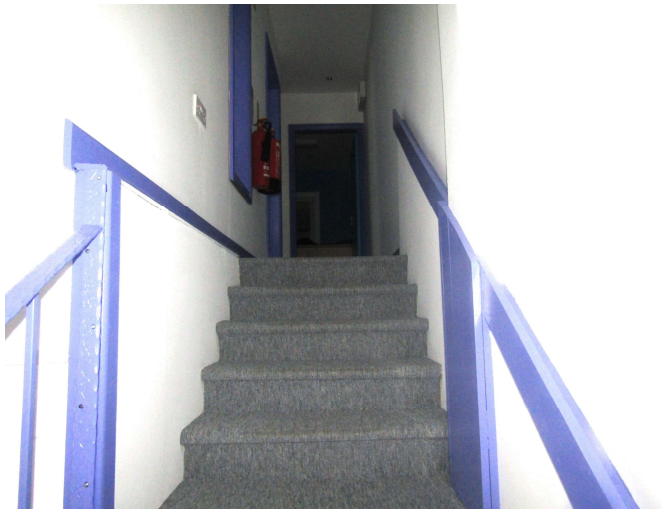
DESCRIPTION

Limerick is the capital of the Mid West Region and is located approximately 210km south west of Dublin City and 100km north east of Cork City. The subject property is located in Eastway Business Park on the Ballysimon Road. Eastway Business Park and the surrounding area is one of Limericks prime commercial locations with good access to the city centre and Limericks road network.

Adjoining occupiers include uses as follows: storage, distribution, wholesale, light manufacturing etc.

The property comprises of a end of terrace industrial unit which benefits from a profile on to the Ballysimon Road. It has a steel portal frame with block and cladding walls to the underside of the 6m eaves. There are ground and first floor offices which have been fitted out to a good standard. The warehouse area benefits from a full sized roller shutter door. There is ample communal parking.





ACCOMMODATION

We understand the unit comprises of approximately the following areas:

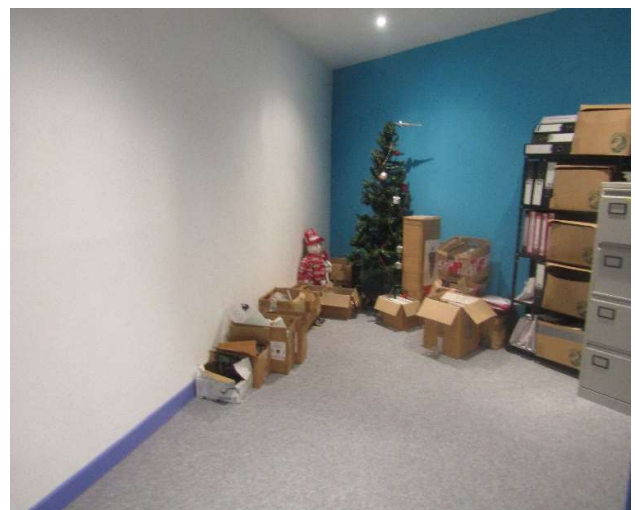
Ground Office area:	838 Sq. Ft.
First Floor Office area:	838 Sq. Ft.
Warehouse area:	2,116 Sq. Ft.
Total:	3,792 Sq. Ft.

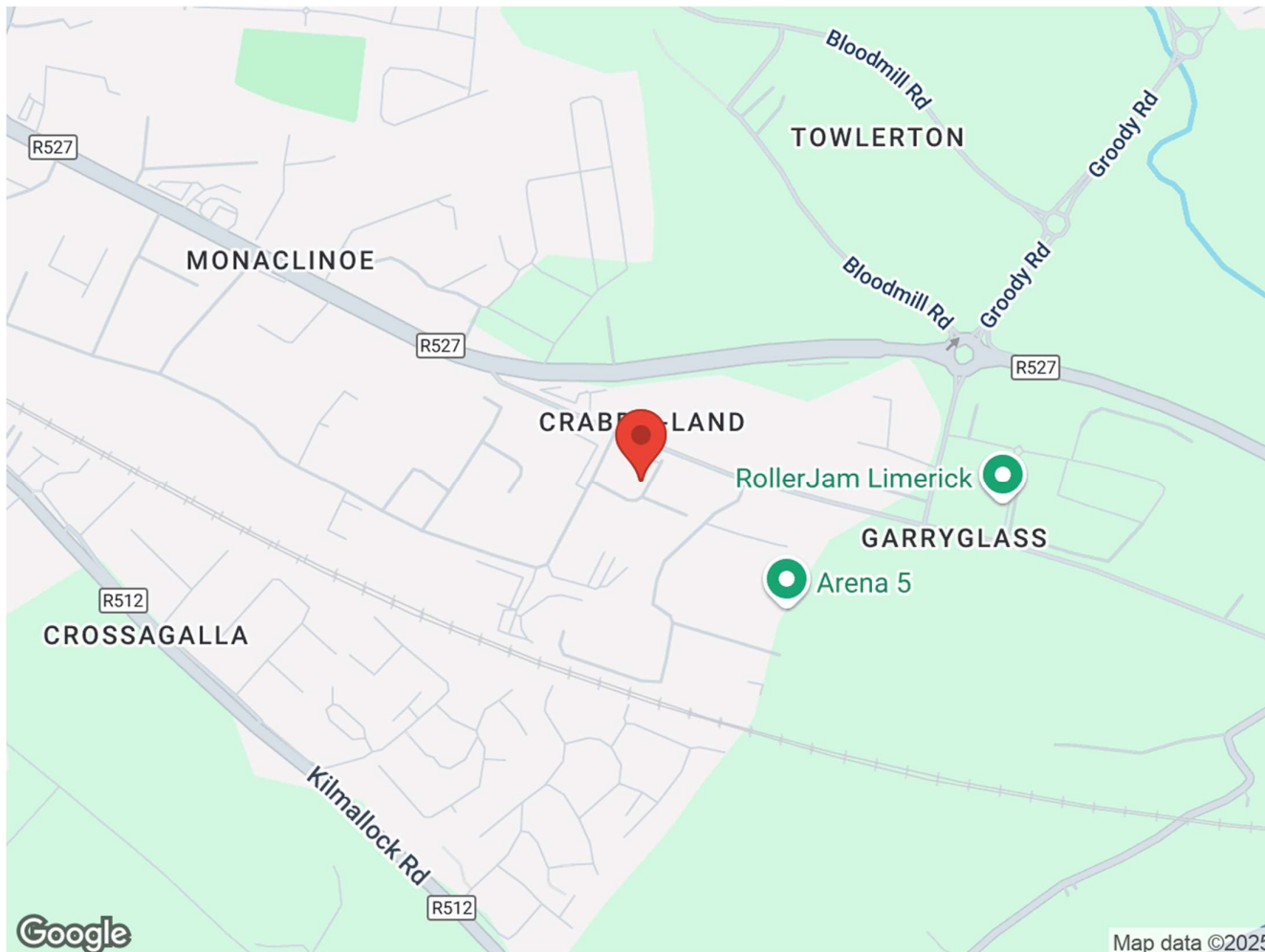
OUTGOINGS

We have been advised by our clients of the following:

Rates:
€2,643.16 per annum (2025)

Service Charge:
€966 per annum (2025)





RENT

€32,000. per annum (we have been advised that the rent is not subject to VAT)

DIRECTIONS

Google Map: V94XF1H

VIEWING DETAILS

By appointment only

Contact Negotiator

Brian O'Dwyer

Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER
M: 061 410 410
E: decourcyodwyer@propertypartners.ie

**PROPERTY
PARTNERS**

Disclaimer - These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners De Courcy O'Dwyer.