

**TO LET**

**1st Floor,  
No. 69 Eastlink,  
Eastlink Business Park,  
Ballysimon Road,  
Limerick.**



- 1ST FLOOR FULLY FITTED OUT TO A HIGH STANDARD AS SHOW-ROOMS / OFFICES.
- DIRECT ACCESS ONTO LIMERICK'S RING ROAD.
- LIMERICK'S MOST POPULAR COMMERCIAL DEVELOPMENT.
- IDEAL FOR OFFICE OR SHOWROOM USE.

**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, 1st floor office / showrooms which have been fully fitted out to an extremely high standard and ideally suited as offices or showrooms.

The layout comprises of open plan area, 1 cellular office, w.c., w.h.b. kitchenette area.

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

**1st Floor: 1,300 sq.ft.**

**Fit Out:**

The unit is fully fitted out throughout.

**Car Parking:**

Ample car parking. Circulation carparking area available.

**Services:**

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

**Rent:** €8,000 per annum plus VAT

**Rates:** €1,500 per annum

**Service Charge:** €500 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

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