

## OFFICE

Office/Industrial  
Holland Road  
National Technology Park  
Limerick

**POWER**  
& ASSOCIATES

## TO LET



The property is located at Holland Road within The National Technology Park, Plassey, Limerick.

The property comprises a fitted office/industrial property with 249 sq. metres at ground floor level and an additional 238 sq. metres at first floor level.

Occupiers within The National Technology Park include Cook Medical, Vistakon, Northern Trust, Roundhall Press and QAD Ireland.

The property has the benefit of a service yard to the rear together with ample car parking facilities.

**tel: +353 61 318 770**  
**[www.powercs.ie](http://www.powercs.ie)**



## LOCATION

The subject property is located on Holland Road within the National Technology Park, Limerick. The National Technology Park is home to major employers in the region such as Cook Ireland, Vistakon and Northern Trust. It is also within proximity to the University of Limerick, the M7 Dublin to Limerick motorway and to residential areas such as Castletroy and Plassey. Holland Road is located approximately 6km from Limerick City Centre and 30km from Shannon International Airport.

## DESCRIPTION:

The property comprises a semi-detached two storey office/light industrial unit of c. 487 sq. metres (5,241 sq. feet). The property has the benefit of ample car parking and a service yard to the rear.

## ACCOMMODATION:

The approximate gross internal floor areas are as follows:

| Description:  | Area (sq. metres) | Area (sq. feet) |
|---------------|-------------------|-----------------|
| Ground Floor  | 249               | 2,680           |
| First Floor   | 238               | 2,561           |
| <b>Total:</b> | <b>487</b>        | <b>5,241</b>    |

## BER RATING



BER No: 800169161

Energy performance Indicator: 318.78 kWh/m<sup>2</sup>/yr 0.87

## RATEABLE VALUATION

Details available on application

## QUOTING RENT

€35,000 per annum exclusive

## SERVICE CHARGES

Details available on request.

## VIEWING

Strictly by appointment with the sole agents  
Power & Associates

## CONTACT

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## JOINT AGENT

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### Disclaimer Policy:

These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm.

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PSRA Licence No: 001297

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