

Hamilton House

National Technology Park

Limerick

V94 TRW8

OFFICE



Ground Floor Office Suite 6,668 sq. feet

- Modern Grade A Office Accommodation with on Site Parking
- Prime Location on the Mid-West Region's largest Business and Technology Park, home to some of Limerick's largest Companies
- Adjacent to University of Limerick and the M7 (Dublin/Limerick) Motorway
- Modern Specification with Raised Access Floors, Air Conditioning ideally suited for Technology Space with Labs etc.
- Large Floor Plate in an efficient configuration with own door or main reception access.



ENQUIRIES TO

Patrick Seymour
+353 61 318 770
patrick@ppg.ie
PSR: 001297 -001336

TO LET | Hamilton House | Grade A Office Space

LOCATION

Limerick is the third largest City in Ireland and the capital of the Mid-West Region with a population of 94,192 in its urban area (2016 census). Hamilton House is located at Plassey in the suburb of Castletroy on the eastern suburbs of Limerick City. Castletroy is home to the National Technology Park and the University of Limerick. High Profile Multinational Companies located at the National Technology Park include; Northern Trust, Icon, DAA, Cook Medical, 3, Johnson & Johnson, Edward Life Sciences, Xperi, Kneat and ACI.

DESCRIPTION

Hamilton House is a landmark office building at the entrance to the National Technology Park. The building offers modern grade A office space with a bright open plan space, ready to take an occupier specific layout. The building is entered by a bright open plan managed reception area with lift access to all floors. The ground floor office suite can be accessed externally by own door and also from the main reception.

FEATURES

- Large Open Plan Office Space at Ground Floor Level
- End User Fit-Out can be incorporated easily in the existing configuration of Space
- Designated On-Site Car Parking with Feature Building Reception



**POWER
PROPERTY**

Limerick | Galway | Athlone

THE NATIONAL TECHNOLOGY PARK

The National Technology Park is the largest IDA Business Park in the Mid-West Region of Ireland. The Park comprises 385 Acres of Parkland and is home to over 80 companies including Cook Medical, Johnson & Johnson and Troy Studios.

The location is very accessible by Motorway to Dublin and Shannon and their international airports. The park is located just 6 km east of Limerick City Centre.

Major investment is being undertaken in the park including road and cycle land upgrades, the completion of Hawthorn House and the current development of a new facility for Edwards Life Sciences

LEASE

Lease Terms on Application

BER RATING

BER C3

RATEABLE VALUATION

Details on Application

RENT

Details on Application

SERVICE CHARGES

Details on Application

VIEWING

Strictly by appointment with the leasing agent Power Property

ENQUIRIES TO

Patrick Seymour
+353 61 318 770
Email: patrick@ppg.ie

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. **Power Property and the Vendor/Lessor give notice that:** These particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor. None of the statement contained in these particulars as to this property are to be relied on as statements or representations of fact. The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchasers/Lessees shall satisfy themselves by inspection or otherwise as to their correctness. No omission, accidental error or misperception shall be a ground for a claim for compensation or for the rescission of the Contract by either the Vendor /Lessor or the Purchaser/Tenant. Neither the Vendor/Lessor nor Power Property nor any person in their employment has any authority to make or give any representation or warranty in relation to the property. Prices are quoted exclusive of VAT (unless otherwise stated) and all the negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.