

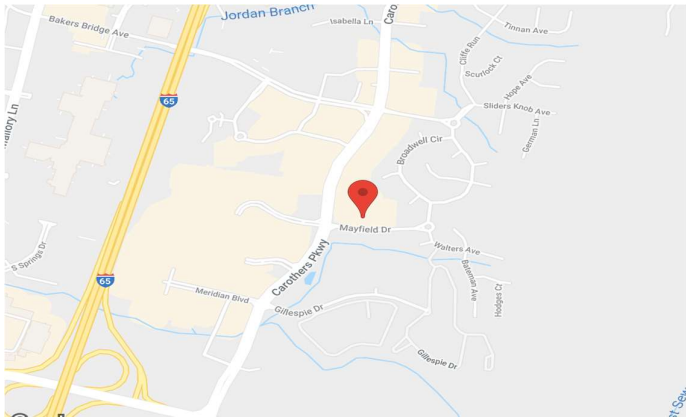
FOR SALE BY PRIVATE TREATY

**GROUND & FIRST FLOORS,
NO. 65 EASTLINK BUSINESS PARK,
BALLYSIMON,
LIMERICK.**

Industrial 3829 ft² / 355.73 m²

PRICE REGION: €250,000.





SPECIAL FEATURES

Direct access onto Limerick's Ring Road
 Ground floor warehouse
 First floor fully fitted office
 Limerick's most popular commercial development
 Overall Area: 3,829 Sq. Ft.
 Guide Price €250,000 plus Vat if applicable

ACCOMMODATION

Location	The subject property is located within Eastlink Business Park just off the Ballysimon Road c.3km from Limerick City Centre. This location benefits from direct access to Limerick's Ring Road and all main arteries.						
Description	The subject property comprises of a mid terrace, ground floor industrial unit with first floor fully fitted office area.						
Accommodation	<p>The approx. accommodation is as follows:</p> <table> <tr> <td>Ground Floor Area:</td><td>2,500 sq.ft.</td></tr> <tr> <td>Mezzanine Area:</td><td>1,329 sq.ft.</td></tr> <tr> <td>Total</td><td>3,829 sq.ft.</td></tr> </table>	Ground Floor Area:	2,500 sq.ft.	Mezzanine Area:	1,329 sq.ft.	Total	3,829 sq.ft.
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Total	3,829 sq.ft.						
Fit Out	Fully fitted office on First floor level comprising of 4 individual offices, store, W.C., W.H.B. and canteen.						
Car Parking	Extensive car parking available.						
Services	We understand that all main services are available to the property.						
Rates	C. €2,232.00 per annum.						
Guide Price	€250,000 plus VAT if applicable.						
Service Charge	€1,108.00 per annum.						
BER Rating - G	The above out goings were supplied by our clients and correct at time of going to print.						

Contact Negotiator Brian O'Dwyer 061 410410 (Viewing by appointment only)

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