

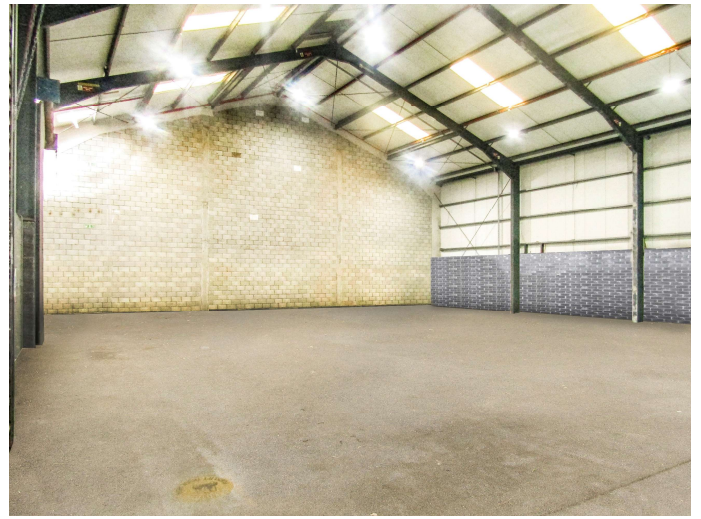


TO LET

**4 A&B,
DOCKLANDS BUSINESS PARK,
DOCK ROAD,
LIMERICK V9432OH.**

QUOTING RENT: €51,850 per annum





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 Docklands Business Park on the Dock Road (N69). Docklands 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 An Post, Van-Guard, Edmonds Electrical etc.

The subject property comprises of a mid terrace industrial unit. It has a steel portal frame with block and cladding walls to c. 6.5m to the underside of the eaves and 10.3m to the apex. There are two full height roller shutter doors. Internally the property benefits from a open plan floor plate along with a secure vault area. The unit will be let as seen.

Externally the property is located at the front of the park in a high profile location. The unit benefits from 6 car parking spaces.



OUTGOINGS

Quoting Rent:

€51,850 per annum plus VAT if applicable

We have been advised by our clients of the following:

Rates:

€4,805 per annum (2024)

Service Charge:

€3,037 per annum (2024)

Building Insurance:

€4,713 per annum (2024)

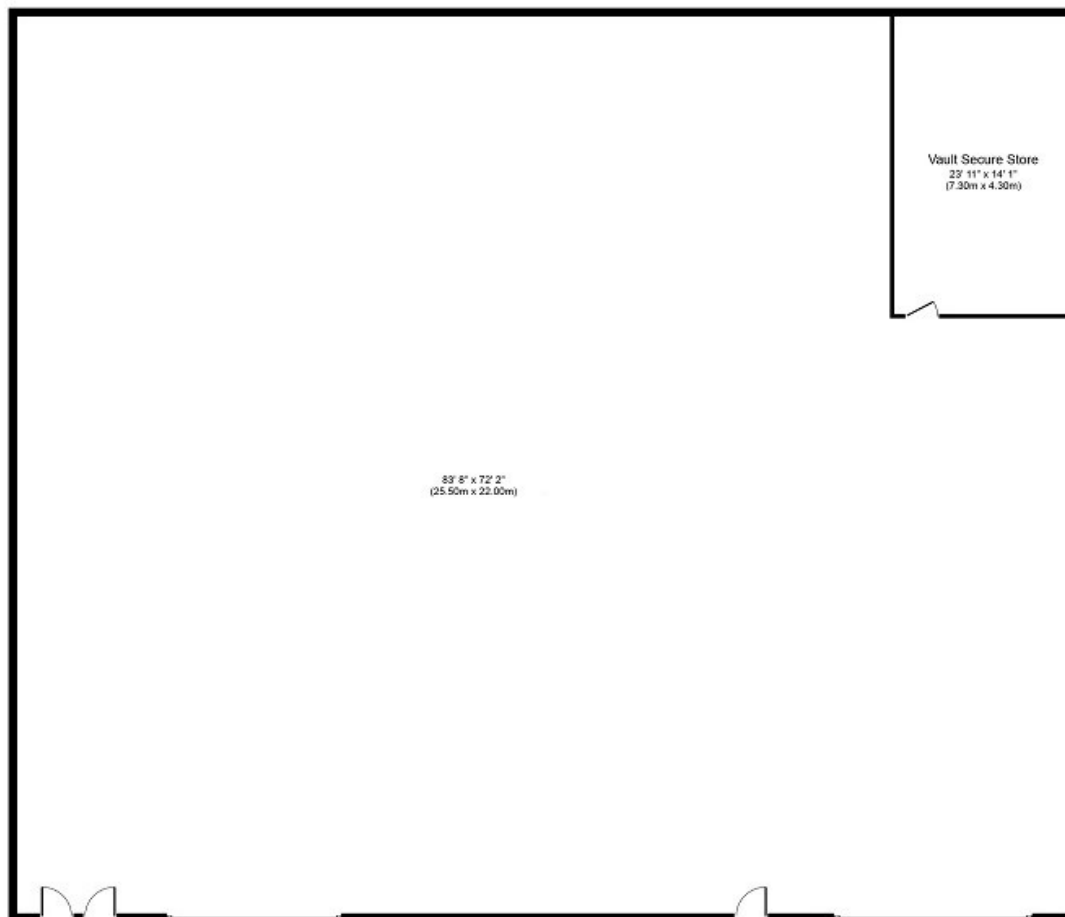
All outgoing are the responsibility of the tenant.



ACCOMMODATION

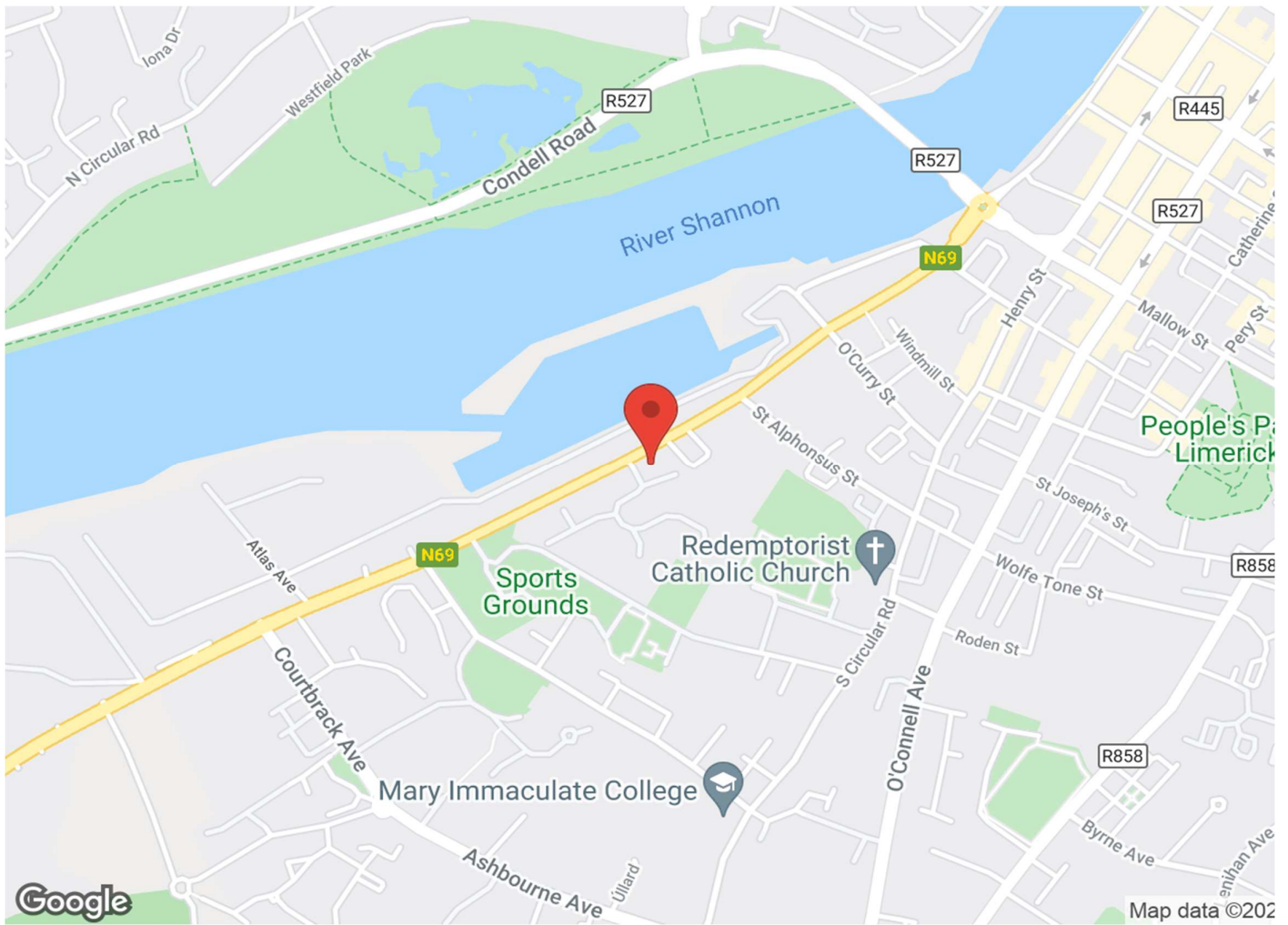
We understand the unit comprises of approximately the following gross external area:

6,100 Sq. Ft.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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QUOTING RENT

€51,850 per annum plus VAT if applicable
Subject to Contract

VIEWING DETAILS

By appointment only

Contact Negotiator

Brian O'Dwyer

DIRECTIONS

Google Map: V9432OH

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.