



TO LET

**FIRST FLOOR OFFICES,
BLOCK 12A,
CITY EAST RETAIL PARK,
BALLYSIMON ROAD,
LIMERICK V94X519**

RENT: €56,000 Per Annum





LOCATION

Limerick is the capital of the Mid West Region and is located approximately 200 km south west of Dublin City and a 100 km north east of Cork City. Block 12 is located c. 3.5 km from the city centre and 1.2 km from the M7 / N24 interchange.

The property is situated at City East Retail Park, Limericks prime retail warehousing development with tenants to include B&Q, Halfords, Home Store & More, Harvey Norman etc. Block 12 is in a high visibility location with good road frontage on both sides. Adjoining developments include City East Plaza an office development with Northern Trust as the main tenant along with East Point Retail Park and Delta Retail Park all located within 500 m of the subject property. Other occupiers in the immediate area include the BMW, Ford, Range Rover and Audi Car Dealerships.

The Ballysimon area is firmly established as Limericks primary out of town commercial location benefitting from good access to Limerick city and the surrounding areas with a strong road network. Recent developments include a Limerick Educate Together Secondary School, the state-of-the-art Bon Secours 163 bed hospital and Uisce Eireann (Irish Water) new 40,000 Sq. Ft. building on 20 acres.

DESCRIPTION

Block 12 comprises of a modern and prominent three storey building.

The block consists of a ground floor restaurant area with two upper floors. The upper two floors are accessed from a ground floor lobby area via a stairs and lift.

The first-floor benefits from full height glazed windows providing exceptional natural light, natural ventilation and views of the surrounding area.

The floor plate of the subject property is currently mainly open plan with W.C., W. H. B., kitchenette and private rooms.

Outside there is an enclosed courtyard parking area with c. 21 communal car parking spaces which are accessed via the archway to the front of the building.



ACCOMMODATION (Approx.)

Approx. gross internal area of the subject unit is 2,200Sq. Ft.

PARKING

There are 21 communal car parking spaces in the courtyard area.

OUTGOINGS

We have been advised that the outgoing are as follows:

Rates: Approx. 2025 - €3,605 p.a.

Service Charge: Approx. c. €3,626.24 p.a. (subject to review)



RENT:

€56,000 per annum plus VAT if applicable.

BER:

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GOOGLE MAP:

V94X519

VIEWING DETAILS:

By appointment only

CONTACT NEGOTIATOR:

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**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.