

LIGHT INDUSTRIAL

N21 ENTERPRISE PARK
RATHKEALE, CO. LIMERICK

POWER
PROPERTY

TO LET



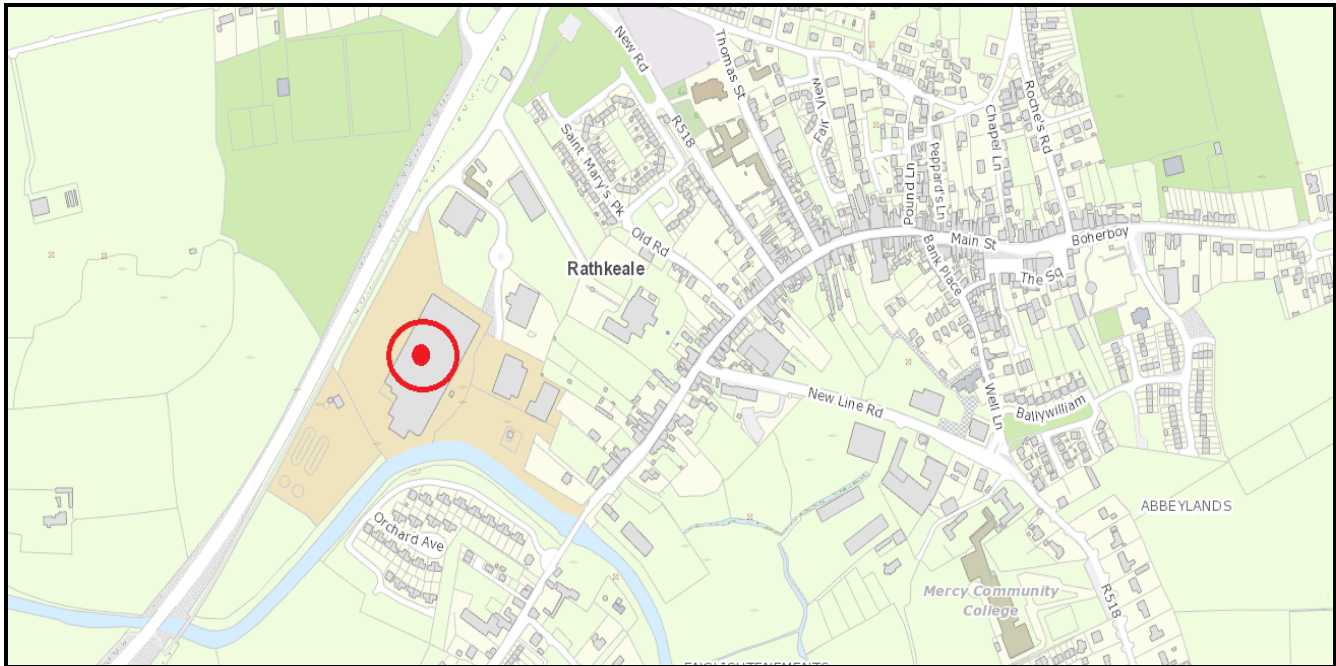
- Large industrial / warehouse facility with unit sizes ranging from 100 sq. m up to 1,200 sq. m.
- Secure site with ample onsite car parking.
- Neighbouring occupiers include DesignPro and Plassey Food Distribution Co. Ltd.
- Located in close proximity to the N21 – Limerick / Kerry route and approximately 1KM from Rathkeale Town Centre.

tel: +353 61 318 770

www.ppg.ie

LOCATION

The property is located on the outskirts of Rathkeale, Co. Limerick approximately 1KM from the Town Centre. The location is easily accessible to Limerick, Cork and Shannon via the high quality road network. The entrance to the N21 is approximately 300 metres from the property.



The subject property is identified in red above for identification purposes only.

DESCRIPTION:

The subject property comprises a large warehouse / industrial facility which has been subdivided to provide unit sizes ranging from 100 sq. m to 1,200 sq. m. The property is located on a large site with the benefit of ample on-site parking facilities. Upgrade works are currently been undertaken and units will be available circa. June 2017.

ACCOMMODATION:

The approximate gross internal floor areas are as follows:

Description:	Use	Area (sq. metres)	Area (sq. feet)
Unit 2	Warehouse	682.92	7,351
Unit 3	Warehouse	321.41	3,460
Unit 4	Warehouse	538.84	5,800
Unit 5	Warehouse	462.78	4,981
Unit 7	Warehouse	108.4	1,167
Unit 8	Warehouse	509.11	5,480
Unit 9	Warehouse	371.36	3,997
Unit 10	Warehouse	430.89	4,683
Unit 11	Warehouse	351.28	3,781
Unit 12	Warehouse	1,260.45	13,567
Unit 13	Warehouse	202.98	2,184
Unit 14	Warehouse	1,129.80	12,161
Total:		6,370.22	68,612

LEASE TERMS

Flexible Lease Terms available.

RATEABLE VALUATION

Details available on request.

QUOTING RENT

Details available on request.

VIEWING

Strictly by appointment with the sole agents Power Property

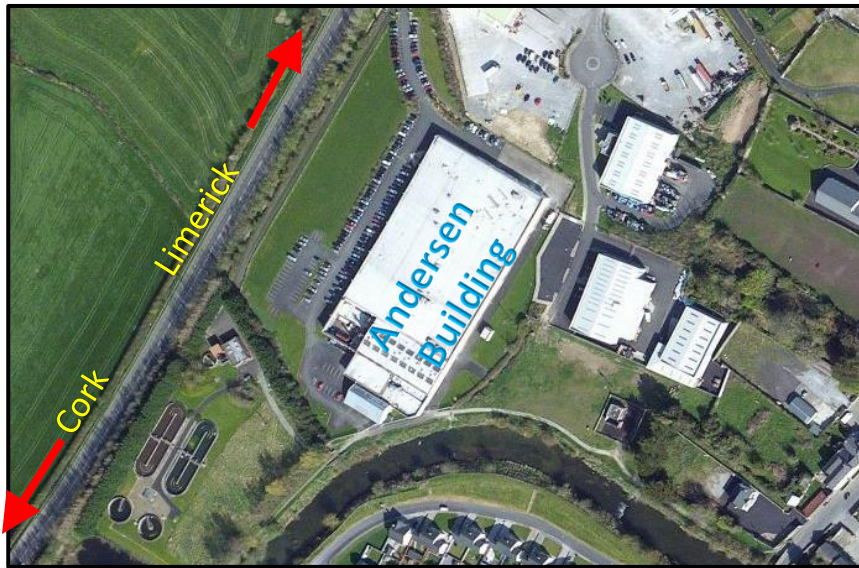
CONTACT

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PSR: 001297 - 006673



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/Lesseees 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.



PSRA Licence No: 001297

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