

# To Let

## City Gate House, Raheen, Limerick

**POWER**  
& ASSOCIATES



- Modern high specification office building offering 380 m<sup>2</sup> (4,090 sq. feet) to 3,355 m<sup>2</sup> (36,114 sq. feet).
- Excellent location with easy access to N20 National primary route and the proposed Shannon Tunnel offering access to the N18 West.
- Existing occupiers include Limerick Clinic, Fas & Spin FM.
- BER Rating: **BER E1**

**Tel: (061) 318770**

**Web: [www.powerandassociates.com](http://www.powerandassociates.com)**

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## Location

City Gate House holds a prominent position at the entrance to Raheen Business Park. Raheen Business Park is located on the Southside of Limerick City with excellent access to the N20 National Primary route South (Kerry/Cork), the East (Tipperary/Dublin) and the proposed Shannon Tunnel (due for completion in 2011) offering access to the North (Ennis/Galway).

Limerick is the capital city of the Mid-West region of Ireland, with a population of just under 100,000 people living in the city and its environs.

Limerick City is well serviced by public transport as well as national mainline rail services. Shannon International Airport is located 24 kilometres to the North of the City.

## Description

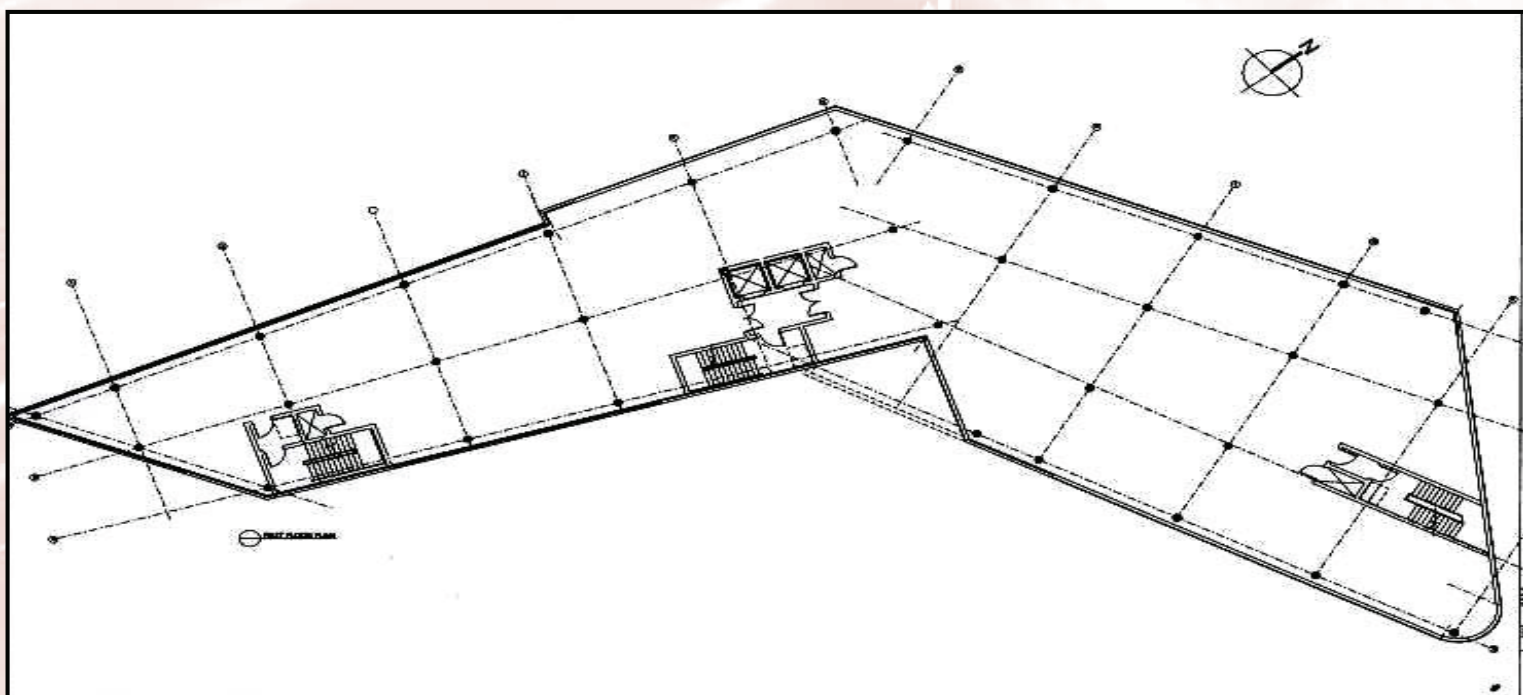
The property is laid out to provide generous open plan office accommodation over four floors. A modern specification has been included in the building including provision for raised access floors.

Raheen Business Park is a modern business park and is occupied by leading national and multi-national organisations including Dell Computers Corporation, Analog Devices, Wilco Pumps, MC Infomix and Stryker Howmedica.

All office suites are provided in shell and core specification or partial fit out (subject to contract).

Floor:	Area ( Net Lettable Area)
Ground Floor	Let to Limerick Clinic
First Floor	880 m <sup>2</sup> (9,472 sq. ft)
Second Floor	416.85 m <sup>2</sup> (4,487 sq. ft)
Third Floor	Let to Fás
<b>Total:</b>	<b>1296.85m<sup>2</sup></b> (13,959 sq. ft)

## First Floor Plan (Indicative Purposes Only)









### Lease:

The office suites are available to lease on a new 10 year full repairing and insuring lease incorporating 5 yearly upwards only open market rent reviews with break options being subject to negotiation.

### Rent:

Details are available on application.

### BER Details:

BER Rating: **BER E1**

BER No 800092074

Energy Performance Indicator: 721.97 kWh/m2/yr  
(BER based on shell and core specification)

### Viewing:

Viewing is highly recommended and can be conveniently accommodated by contacting Power & Associates on 061 - 318 770 or email [info@powerandassociates.ie](mailto:info@powerandassociates.ie)

Contact: Patrick Seymour

### Developer:

Brookvale Trust Limited  
Wilford House  
Dublin Road  
Bray  
Co. Wicklow



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