

To Let

**Industrial Unit Of 3,000 sq.ft.
Yard Area Of Circa 4,000 sq.ft.
Castlemungret Ind Est,
Dock Road,
Limerick.**



- WELL LOCATED UNIT JUST OFF LIMERICK'S DOCK ROAD
- EXCELLENT ACCESS TO LIMERICK'S RING ROAD
- UNIT COMPRISES OF APPROXIMATELY 3,000 SQ.FT. PLUS YARD AREA OF CIRCA 4,000 SQ. FT.
- FLEXIBLE LEASE TERMS AVAILABLE
- BER RATING: D1

**PROPERTY
PARTNERS**

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**de Courcy
O'Dwyer**

Location:

The subject property is located just off Limerick's Dock Road and opposite Irish Cement with excellent access to Limerick's Ring Road. The property benefits from a good sized yard area to the rear.

Description:

The subject unit comprises of a modern industrial building which has been built to a good specification with a good sized yard area to the front

Accommodation:

Industrial Unit 3,000 Sq.Ft. yard area of circa 4,000 Sq. Ft.

Fit Out:

Unit benefits from wc, whb and lighting.

Services: We understand that all main services are available to the property.

Rent:

€12,500 per annum plus vat if applicable.

Service Charge:

N/A

Building Rates: €3,528 (2015)

Water Rates: Subject to use

Building Insurance: c. €1,000 per annum

Viewing:

Strictly by prior appointment with

Brian O'Dwyer

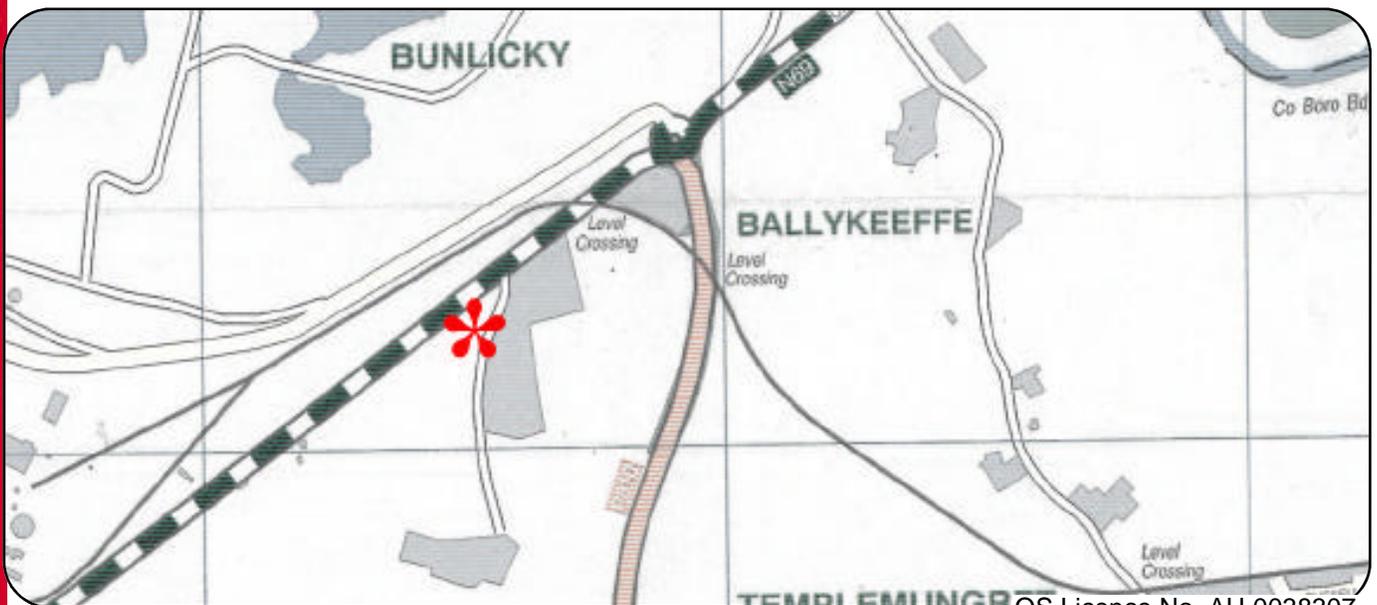
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Lease Term:

Flexible lease terms available

The above out goings were supplied by our clients & correct at time of going to print.



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