

For Sale / To Let

UNIT 5A, DELTA BUSINESS PARK, BALLYSIMON, LIMERICK V94 H329



Modern High-Bay Warehouse / Industrial Unit
2,209 sq m / 23,786 sq ft



HIGHLIGHTS

- ▶ Modern High-Bay Warehouse.
- ▶ Highly accessible location just 1.7km from the M7 motorway which connects to Dublin and links to the road network that provides direct access to Cork, Shannon, Galway, Tipperary and Waterford.
- ▶ Situated in the long established and highly sought after commercial area of Ballysimon.
- ▶ Secure gated rear yard with excellent HGV circulation.
- ▶ Ample car parking to the front and side.

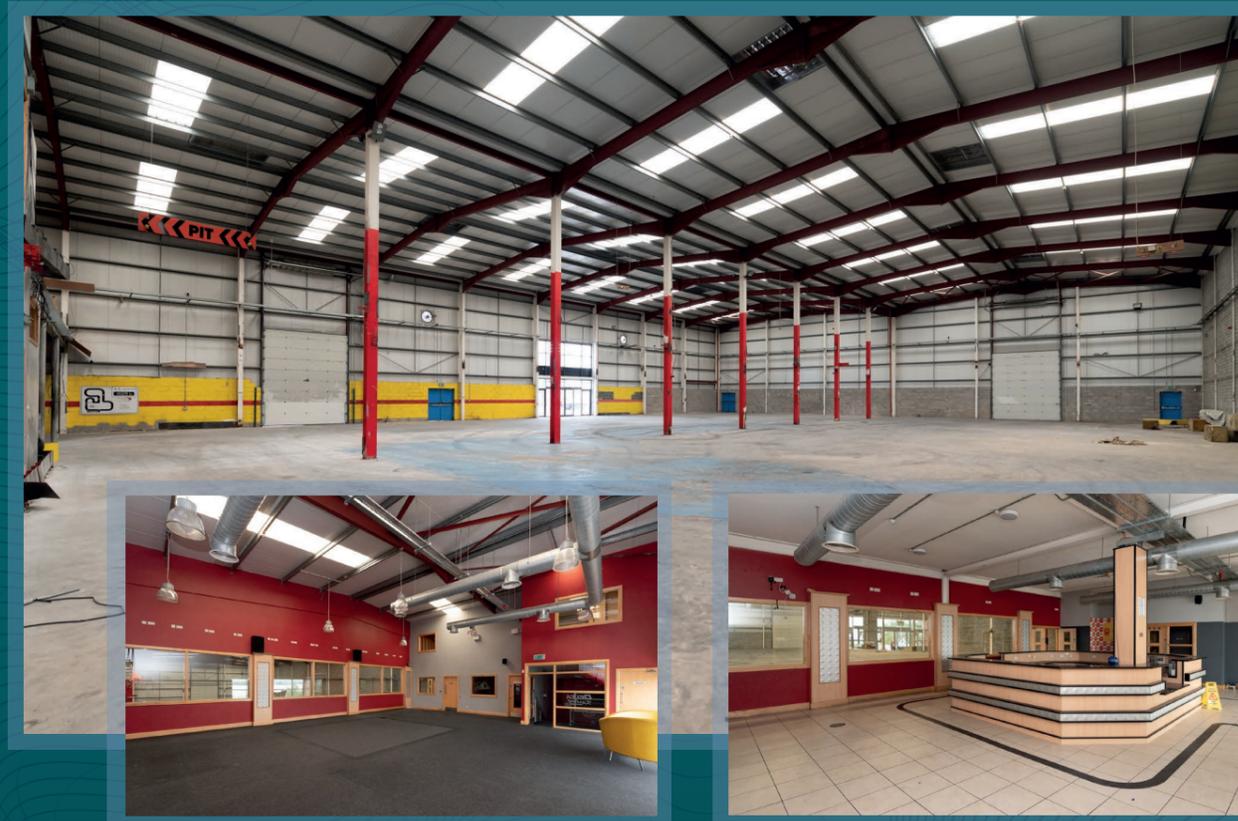
LOCATION

Delta Business Park is located on the Old Ballysimon Road in the eastern suburbs of Limerick, approximately 1.7 km (3 mins drive) west of Junction 29 on the M7 Motorway and approximately 4.6 km (13 mins drive) from Limerick City Centre.

Delta Business Park was developed in the mid to late 2000's. This mixed-use park contains retail warehousing fronting the Old Ballysimon Road and industrial warehousing to the rear.

The suburb of Ballysimon is a long-established commercial location with a number of Business and Retail Parks situated around the Ballysimon Road and the Old Ballysimon Road. Key occupiers in the area include B&Q, Harvey Norman, Northern Trust, Screwfix, NCT, EZ Living and a wide variety of Car dealerships. Ballysimon is also home to a number of transport and logistics companies such as Fastway Couriers, L & N Services and STL Logistics amongst many others. Delta Business Park is close to the suburb of Castletroy which is home to the University of Limerick and numerous large multi-national companies that include Johnson & Johnson, Becton Dickenson, Cook Medical and Edward Life Sciences.

Delta Business Park benefits from exceptional accessibility provided by the strong local and national road network and the area is also served by the 307 bus route which runs along the Ballysimon Road.



Destination	Distance (km) from Delta Business Park	Travel Time
Dublin	193	2hrs 14mins
Cork	100	1hr 29mins
Galway	116	1hr 22mins
Shannon Airport	38	28 mins
Foynes Port	44	41 mins
Cork Port Ringaskiddy	116	1hr 36 mins
Dublin Port	211	2hrs 7 mins

DESCRIPTION

Unit 5A is an end of Terrace High Bay Industrial unit which forms part of a larger development of industrial buildings that extend to a total of approximately 96,000 sq ft that were completed in 2009.

The subject unit extends in total to 2,209 sq m (23,786 sq ft) and comprises warehouse space with fitted office space over ground and first floors. The unit formerly housed Delta Go-karting however much of this previous fit-out has now been removed to provide greater open plan space for incoming occupiers.

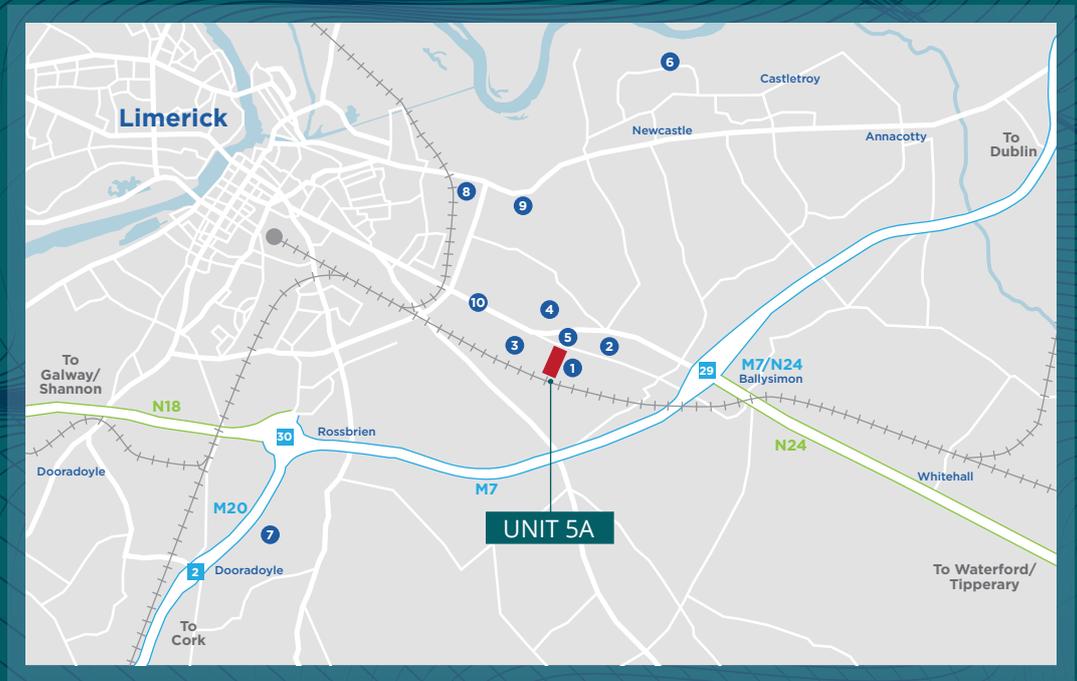
Block 5 is comprised of units A, B, C & D, which are separate to Unit 5A and not included in the sale. Unit 5A's main pedestrian entrance is situated on the northern elevation however, the unit benefits from a second glazed section and entrance door to the east providing additional natural light and affording excellent internal layout flexibility.

PROPERTY FEATURES

- ▶ 2 Grade level loading doors
- ▶ Eaves height of approximately 11.50m
- ▶ High bay lighting
- ▶ Double clad insulated roof and wall cladding
- ▶ 10% roof lighting
- ▶ c.2.4m external concrete block wall
- ▶ Full height concrete block party wall
- ▶ 3 phase power available
- ▶ High speed fibre broadband
- ▶ Secure gated yard with ample HGV circulation
- ▶ Scope to install dock levellers at the rear of the building.

LOCATION MAP

1. Delta Business Park
2. City East Retail Park
3. Eastway Business Park
4. Eastlink Business Park
5. Eastpoint Retail Park
6. University of Limerick
7. Crescent Shopping Centre
8. Parkway Shopping Centre
9. Parkway Retail Park
10. Ballysimon Road



ACCOMMODATION SCHEDULE

Use	Sq m	Sq ft
Warehouse	1,846.6	19,877
Office	363.2	3,326
Total	2,209.8	23,786

SELLING AGENTS



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VIEWINGS

Strictly by prior appointment with the sole agents

GUIDE PRICE/ LEASING DETAILS

On application

BER

C1

BER No. 800797961

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