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de Courcy
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TO LET

Ground Floor,
No. 73 Eastlink,
Eastlink Business Park,
Ballysimon Road,
Limerick.



- DIRECT ACCESS ONTO LIMERICKS RING ROAD.
- GROUND FLOOR BENEFITS FROM SMALL OFFICE AND W.C. AREA.
- LIMERICK'S MOST POPULAR COMMERCIAL DEVELOPMENT.
- READY FOR IMMEDIATE OCCUPATION.

Location:

The subject property is located within Eastlink Business Park just off the Ballysimon Road C. 3 km from Limerick City Centre. This location benefits from direct access to Limericks Ring Road and all main arteries.

Description:

The subject property comprises of a mid terrace, ground floor industrial unit.

The ground floor benefits from 3 phase electricity, a small office with w.c., w.h.b. burglar alarm, fire alarm and florescent strip lighting.

Accommodation: The approx. accommodation is as follows:

Ground Floor Area: 2,400 sq.ft.

Fit Out:

The unit is partially fit out

Carparking:

Ample carparking. Circulation carparking area available.

Services:

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

Rent: €7,500 per annum plus VAT

Rates: €3,000 per annum

Service Charge: 57cent per Sq. Ft. on ground floor only

Insurance: €500 per annum

Water Rates: €300 per annum subject to usage.

The above out goings



Viewing:

Strictly by prior appointment with **Brian O'Dwyer**

Tel: 061 410410 / **Email:** bodwyer@propertypartners.ie

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