

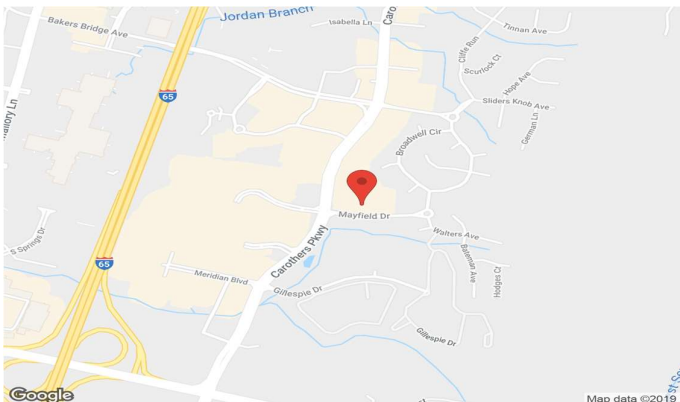
TO LET

**GROUND & FIRST FLOORS,
NO. 65 EASTLINK BUSINESS PARK,
BALLYSIMON,
LIMERICK.**

Industrial 3829 ft² / 355.73 m²

RENT: €20,000 per annum.





SPECIAL FEATURES

Direct access onto Limerick's Ring Road
Ground floor warehouse
First floor fully fitted office
Limerick's most popular commercial development
Overall Area: 3,829 Sq. Ft.
Rent €20,000 per annum plus Vat if applicable

DESCRIPTION

| | | | | | | | |
|-----------------------|---|--------------------|--------------|-----------------|--------------|-------|--------------|
| Location | The subject property is located within Eastlink Business Park just off the Ballysimon Road c.3km from Limerick City Centre. This location benefits from direct access to Limerick's Ring Road and all main arteries. | | | | | | |
| Description | The subject property comprises of a mid terrace, ground floor industrial unit with first floor fully fitted office area. | | | | | | |
| Accommodation | <p>The approx. accommodation is as follows:</p> <table> <tr> <td>Ground Floor Area:</td><td>2,500 sq.ft.</td></tr> <tr> <td>Mezzanine Area:</td><td>1,329 sq.ft.</td></tr> <tr> <td>Total</td><td>3,829 sq.ft.</td></tr> </table> | Ground Floor Area: | 2,500 sq.ft. | Mezzanine Area: | 1,329 sq.ft. | Total | 3,829 sq.ft. |
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| Mezzanine Area: | 1,329 sq.ft. | | | | | | |
| Total | 3,829 sq.ft. | | | | | | |
| Fit Out | Fully fitted office on First floor level comprising of 4 individual offices, store, W.C., W.H.B. and canteen. | | | | | | |
| Car Parking | Extensive car parking available. | | | | | | |
| Services | We understand that all main services are available to the property. | | | | | | |
| Rates | C. €2,232.00 per annum. | | | | | | |
| Rent | €20,000 per annum. | | | | | | |
| Service Charge | €1,108.00 per annum. | | | | | | |
| BER Rating - G | The above out goings were supplied by our clients and correct at time of going to print. | | | | | | |

Contact Negotiator Brian O'Dwyer 061 410410 (Viewing by appointment only)

Disclaimer - These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners De Courcy O'Dwyer