

FOR SALE / TO LET

No. 55 Eastlink,
Eastlink Business Park,
Ballysimon Road,
Limerick.



- 1ST FLOOR MEZZANINE AREA FULLY FITTED OUT AS OFFICES.
- DIRECT ACCESS ONTO LIMERICKS RING ROAD.
- GROUND FLOOR BENEFITS FROM 8 METER EAVES.
- LIMERICK'S MOST POPULAR COMMERCIAL DEVELOPMENT.
- BER RATING: E2

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, 2 storey industrial building with industrial warehousing area on the ground floor and fully fitted offices on the first floor.

The ground floor benefits from electricity, large WC & WHB.

The first floor has been fitted out to a good standard as offices.

Accommodation:

The approx. accommodation is as follows:

Ground Floor Area:	3,400 sq.ft.
1st Floor Area:	<u>1,377 sq.ft.</u>
TOTAL	4,777 sq. ft.

Fit Out:

The unit is fully fitted throughout.

Carparking:

Ample car parking. Circulation car parking area available.

Services:

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

Price: €130,000 (Plus VAT if applicable) / **Rent:** €12,000 per annum plus VAT

Building Rates: €2,761 per annum (2015)

Water Rates: Subject to usage

Insurance: TBC

Service Charge: TBC

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



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

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