

FOR SALE

2 Desmond Business Park,
Station Road,
Newcastle West,
Co. Limerick.



- PROPERTY AVAILABLE WITH VACANT POSSESSION
- MID TERRACE INDUSTRIAL BUILDING
- GROUND FLOOR AREA OF APPROXIMATELY 235 SQ. M. (C.2,529 SQ. FT.)
- PARTIALLY FITTED OUT
- EAVES HEIGHT OF APPROXIMATELY 5.5 METERS
- LOCATED IN NEWCASTLE WEST, LIMERICKS LARGEST TOWN
- QUOTING PRICE €85,000
- SMALL YARD AREA TO REAR

Location:

Limerick is the capital of the Mid-West region and is located approximately 210 km South West of Dublin City and 100 km North East of Cork City. Newcastle West is located approximately 40 km West of Limerick City. The subject property is located in Desmond Business Park just off Station Road in the centre of Newcastle West.

Description:

The subject property consists of a mid terrace unit comprising of a steel portal frame with concrete block walls and cladding to 5.5m eaves. The floor is reinforced concrete and the roof is double metal decking cladding with 10% natural light. There is a full roller shutter door to the front and a door to a secure yard area at the rear. Internally there is demountable mezzanine floor along with a w.c., w.h.b. and office area which are not included in the sale.

Accommodation:

Based upon measurements taken, the accommodation measured on a gross internal area basis provides the following approximate areas:-

Ground Floor Warehouse Area: 235 Sq. M. (2,529 Sq. Ft.)

Services:

We have assumed that all mains services are connected to the property, however, we would point out that none of these were tested by us.

Condition:

The subject property is of a modern construction and commensurate with its age and design.

Local Authority:

Limerick City & County Council

Town Planning:

In arriving at our opinion of value we have not carried out a planning search and have assumed that the property and all additions there to are constructed and used in accordance with all planning and other necessary statutory consents.

Management Company:

We have been advised that there is no management company in place.

Sole Selling Agents:

Property Partners de Courcy O'Dwyer

Price: €85,000 Plus Vat if applicable

Building Rates: 2015: TBC

Water Rates: Subject to usage

Insurance: TBC

Service Charge: TBC

BER: C2

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**

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

PRSA Licence No. 002371

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