

To Let
Units 2 & 3,
IBS House,
Dublin Road,
Limerick.



■ WELL LOCATED COMMERCIAL UNITS FRONTING ONTO DUBLIN ROAD

■ OPTION 1 - UNIT 2 - C. 800 SQ. FT.

■ OPTION 2 - UNIT 3 - C. 1,800 SQ. FT.

■ OPTION 1 - FULLY FITTED

■ OPTION 2 - PARTIALLY FITTED

■ RENT: OPTION 1 - €12,500 PER ANNUM

■ RENT: OPTION 2 - €21,000 PER ANNUM

Location:

The subject property is located just off the Dublin Road on the outskirts of Limerick City Centre. The surrounding area is a mixture of Residential and Commercial nature.

Description:

The subject property comprises of ground floor commercial units located fronting onto the Dublin Road.

Accommodation:

The approximate accommodation of the subject units is as follows:

Option 1: C. 800 sq. ft.

Option 2: C. 1,800 sq. ft.

Carparking:

There is one secure carparking space to the rear.

Services:

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

Service Charge:

Option 1: €800 per annum

Option 2: €1,800 per annum

Rates:

Option 1: 2,342 sq.ft. (2015)

Option 2: 4,289 sq.ft. (2015)

Water Rates: Subject to usage

Building Insurance:

Included in Service Charge

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

BER Rating:

Unit 3: C3

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

Tel: 061 410410 /

Email: bodwyer@propertypartners.ie



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