

M20

Units 1 & 2

Unit 3

For Sale / To Let

BER C3

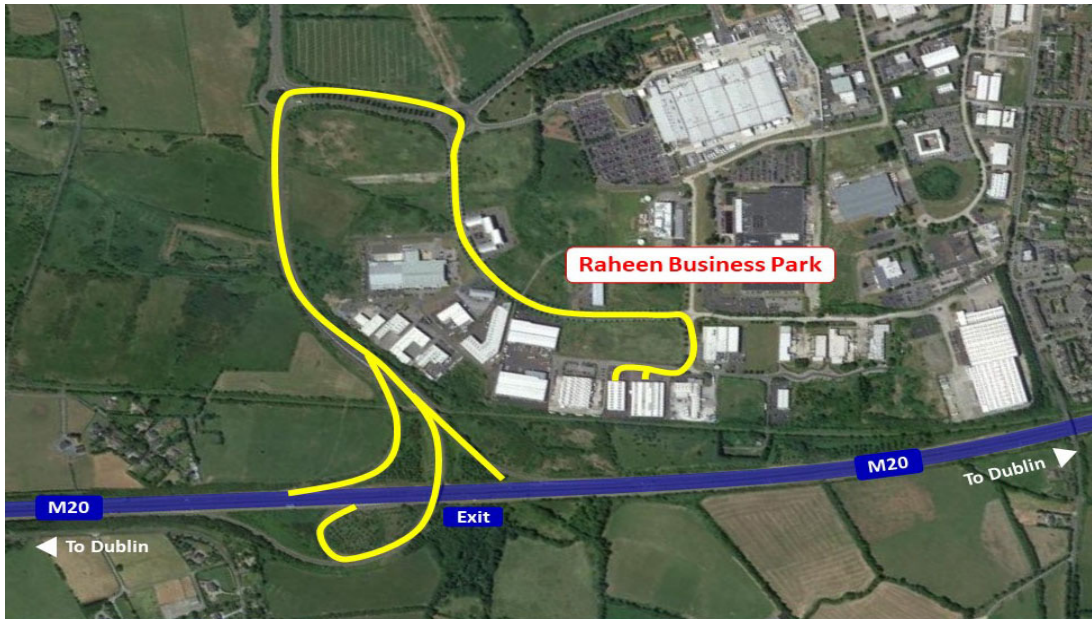
Units 1 & 2 and Unit 3 Pearce Road, Raheen Business Park, Limerick, V94 K163/ V94 P628

Two detached industrial facilities extending to a total of approx. 66,220 Sq Ft

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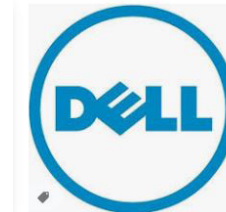
Location

- The properties are situated in the sought after and established Raheen Business Park just minutes from Limerick City and the M9/M20 Motorway
- The properties have enviable access to Junction 3 of the M20 and provides excellent connectivity to all the arterial routes around Limerick City

Travel Times

	Limerick City	– 16 mins
	Shannon Airport	– 30 mins
	Galway	– 1 hour 22 mins
	Cork City	– 1 hour 44 mins
	Waterford	– 2 hours 8 mins
	Dublin City	– 2 hours 20 mins

Nearby Occupiers



Units 1 & 2 Front Elevation





Accommodation

The approximate gross external area (GEA) is as follows:

UNITS 1 & 2	SQ FT
Warehouse/Production	45,860
UNIT 3	SQ FT
Warehouse/Production	20,360
Total	66,220

All intending purchasers/ tenants are specifically advised to verify the floor areas and undertake their own due diligence



Description

- Two detached facilities laid out as warehouses
- Units 1 and 2 are of steel frame construction in two bays while Unit 3 is of concrete frame construction with a clear span
- Loading access provided by dock level loading doors and ramped roller shutter doors
- All 3 units have recently undergone works removing the office and staff facilities content



Unit 3 Front Elevation

Units 1 & 2 and Unit 3 Pearce Road Raheen Business Park Limerick, V94 K163

Terms

Available For Sale or To Let as
One Lot only

Building Energy Rating

BER: C3
BER No: 800772469/ 800772451
EPI: 207.75/ 302.74 kWh/m²/yr

Viewing

Strictly by appointment only
with the sole agents

Drawings available on request

Enquiries

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