

M20

Units 1 & 2

Unit 3

For Sale / To Let

BER C3

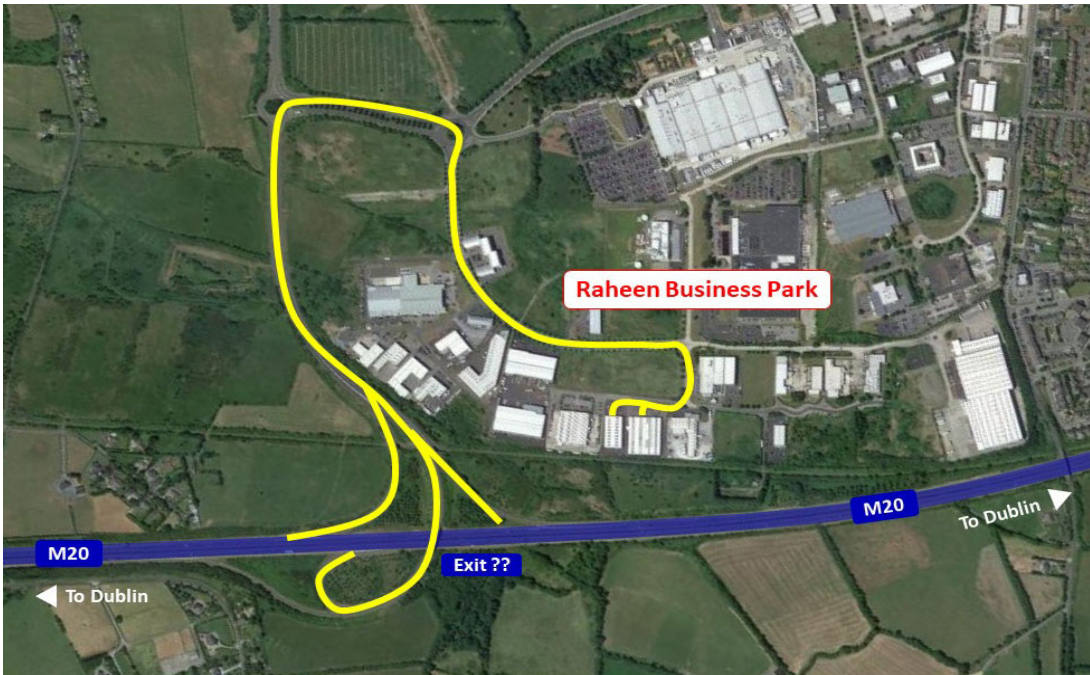
Units 1 & 2 and Unit 3 Pearce Road, Raheen Business Park, Limerick, V94 K163/ V94 P628

Two Detached Industrial Facilities of 21,376 Sq Ft and 45,613 Sq Ft (66,989 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





Unit 3 Warehouse



Units 1 & 2 Warehouse

Accommodation

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

UNITS 1 & 2 (5.5M CLEAR INTERNAL)		SQ FT
Warehouse/ Production		43,987
Offices		1,625
Total		45,612
UNIT 3 (8.0 CLEAR INTERNAL)		SQ FT
Warehouse/ Production		18,881
Two Storey Original Offices		2,495
Total		21,376
Overall Total		66,989

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 warehouse, production and office accommodation, staff canteen and ancillary plant rooms
- 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
- Non-compliant additional mezzanine floors, canteen and labs are provided in the warehouse of Unit 3





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

Vacant possession due July 2021

Viewing

Strictly by appointment only
with the sole agents

Drawings available on request

Building Energy Rating

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

Enquiries

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