

COMMERCIAL

**UNIT 15 & 16
CHILDERS ROAD ENTERPRISE CENTRE
CHILDERS ROAD
LIMERICK**

POWER
& ASSOCIATES

TO LET BY PRIVATE TREATY



- High Profile Commercial Unit extending to 780 sq. metres (8,396 sq. feet) with enclosed yard area.
- Prime Location with Frontage onto Ballysimon/Childers Road and Direct Access onto Childers Road & opposite Childers Road Retail Park.
- Secure Unit with enclosed Yard suitable for Garage/Hire Depot/Trade Counter etc.

tel: +353 61 318 770
www.powercs.ie

LOCATION

Ballysimon/Childers Road is a prime Industrial and Commercial location in Limerick. The Ballysimon Road is a busy route which links the City Centre to the M7 (Dublin/Limerick Motorway) and Childers Road links the eastern suburb of Dublin Road/Castle Troy to Dooradoyle, an inner ring road for Limerick City. The subject property is centrally located on the Childers Road with excellent accessibility to both the City Centre and M7. (Dublin/Limerick Motorway). The area is a well-established commercial location popular for Bulky Goods Retailing, Showrooms, DIY and Furniture.

DESCRIPTION:

The subject property comprises a detached commercial unit, which forms part of a larger business park, known as Childers Road Enterprise Centre. The property comprises a large commercial unit at ground floor with an ancillary showroom/trade counter area. In addition, a mezzanine is provided to part of the premises which would be suitable for storage. The property is secure with Roller Shutters fitted to the front and rear of the property, and an enclosed yard is provided to the front of the property. The unit has the benefit of profile onto Childers Road which is a busy traffic route in Limerick City.



ACCOMMODATION:

The approximate gross internal floor areas are as follows:

Description:	Use	Area (sq. metres)	Area (sq. feet)
Unit 15	Industrial/Commercial	420 sq. metres	4,521
Unit 16	Industrial/Commercial	360 sq. metres	3,875
Total		780 sq. metres	8,396

ZONING

The subject property is located in an area zoned "Light Industry" under the Limerick City Development Plan 2010 – 2016.

BER RATING

BER D1

BER No: 800320608

Energy Performance Indicator: 511.89 kWh/m²/yr

QUOTING RENT

Unit No:	Rent per annum:
Unit 15	€14,000
Unit 16	€15,000
Unit 15 & 16 (Combined)	€27,000

The above rents are exclusive of standard tenant outgoings.

COMMERCIAL RATES

Unit 15 €2,993 Unit 16 €2,959

Total €5,952 (Entire)

SERVICE CHARGES

Details available on request.

LEASE

Lease Terms on Application to the Sole Letting Agents

VIEWING

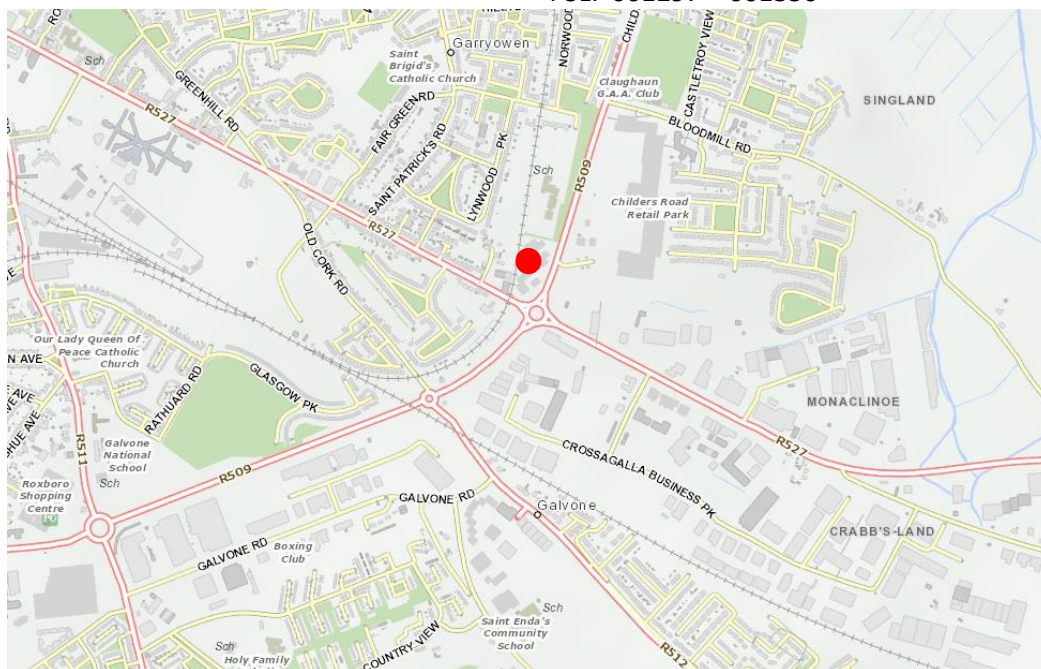
Strictly by appointment with the sole agents
Power & Associates

CONTACT

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Disclaimer Policy:

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Consultants Partnership

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Commercial Property Consultants • Estate Agents • Chartered Valuation Surveyors

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