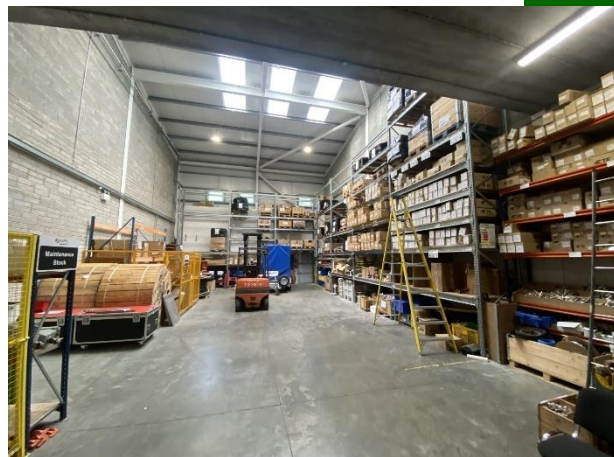




Unit 2, Eastway Business Park, Ballysimon Road, Limerick



PRICE ON APPLICATION

GVM announce to the market the sale of a modern warehousing/office facility completed to the very highest of standards and situated in this much sought after Business Park. The building on the ground floor extends to Circa 2,800 sq. ft of open plan workshop space accessed via a roller shutter door. Excellent eaves height. There is an additional Circa 1,450 sq. ft mezzanine floor with independent pedestrian access, concrete staircase and floor and laid out in state of the art modern office space and fitted to a very high standard with CAT 5 cabling and air to water heating/air con.



There is also good storage space in the attic accessed via a Stira. Excellent general condition throughout and for sale with vacant possession. Open plan concrete set down /car parking area immediately in front of the building.

Unit 2 is situated just off the N24 Tipperary Road a short drive to Junction 29 of the M7 Motorway. This is a well-established commercial / retail business park. The area adjacent to the subject property is mixed commercial / retail in character.

* Ballysimon is well established from a commercial perspective and the locality benefits from an excellent range of amenities and road networks.

- The M7, M20 and N24 Motorways are easily accessible and provide swift access to all Limerick regions and the rest of the country.

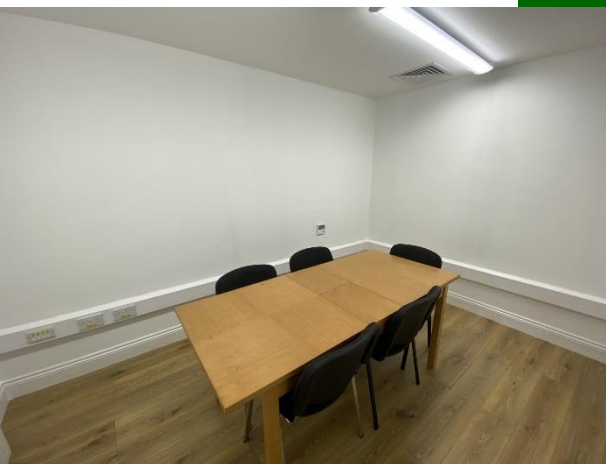
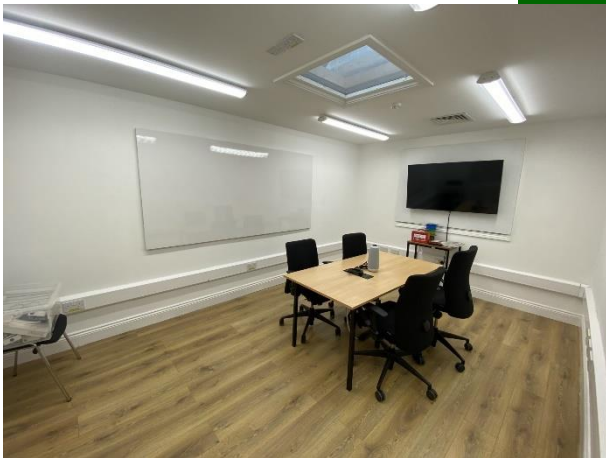
- Ballysimon and surrounding area is home to many high-profile occupiers including B&Q, Dell, Johnson & Johnson, BMW, Lyons Group, Wurth, Vistakon, Analog Devices, Bon Secours Hospital, Lidl, amongst many more.

- Office occupiers in the surrounding area include over 80 global multi nationals, Irish technology companies, R&D, and support services with a focus on ICT, healthcare, and E learning organizations with 5,000 skilled employees.

- The University of Limerick is in close proximity as is Plassey Technological Park.

- Dublin 205 km. Cork 95km. Galway 100km.

Inspection of this very attractive unit is highly recommended.





Rooms:

Ground floor Extends to circa. 2,800 Sq. ft

Office 1 3.6m (11'10") x 2.2m (7'3")

Office 2 4.4m (14'5") x 3.2m (10'6")

Office 3 5m (16'5") x 3.03m (9'11")

Office 4 3.5m (11'6") x 2.6m (8'6")

Office 5 7.4m (24'3") x 4m (13'1")

Kitchen/dining 4.4m (14'5") x 2.2m (7'3")

Large attic storage space

Features:

- Part block walls and steel portal frame with steel clad roof and high internal eaves of 9.5m.
- Open plan distribution layout on the ground with offices on the mezzanine
- Roller door access and pedestrian door to overhead area.
- Alarmed with and high-tech security system.
- Three phase power.
- Mains water and sewage.
- Parking for 3 no cars. Some communal space nearby.



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Disclaimer

These particulars do not form any contract and are for guidance purposes only. Computer generated images, maps and plans are not drawn to scale and measurements are approximate and for guidance only. Intending purchasers must satisfy themselves as to the accuracy of detail given to them verbally or as part of this brochure. Such information is given in good faith and believed to be correct. However neither the vendor nor their agents shall be held liable for any inaccuracies therein.

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