

FOR SALE / TO LET | By private treaty

POWER
PROPERTY

Limerick | Galway | Athlone

Kestrel House Brookvale Plaza East Park, Shannon, Co. Clare V14 EP94

OFFICE



Prime Office Accommodation

- Fitted Office Space available on Negotiable Lease Terms
- High Profile and Accessible Location at East Park Shannon Co. Clare, just 5km from Shannon International Airport
- Excellent Access to M18 (Galway/Ennis/Shannon/Limerick)
- Excellent On-Site Car Parking with Prominent Position at Entrance to East Park Business Campus
- Nearby occupiers include IAA, Intel, Mentor Graphics, Lufthansa Technik, GE Sensing and SLE.



ENQUIRIES TO

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LOCATION

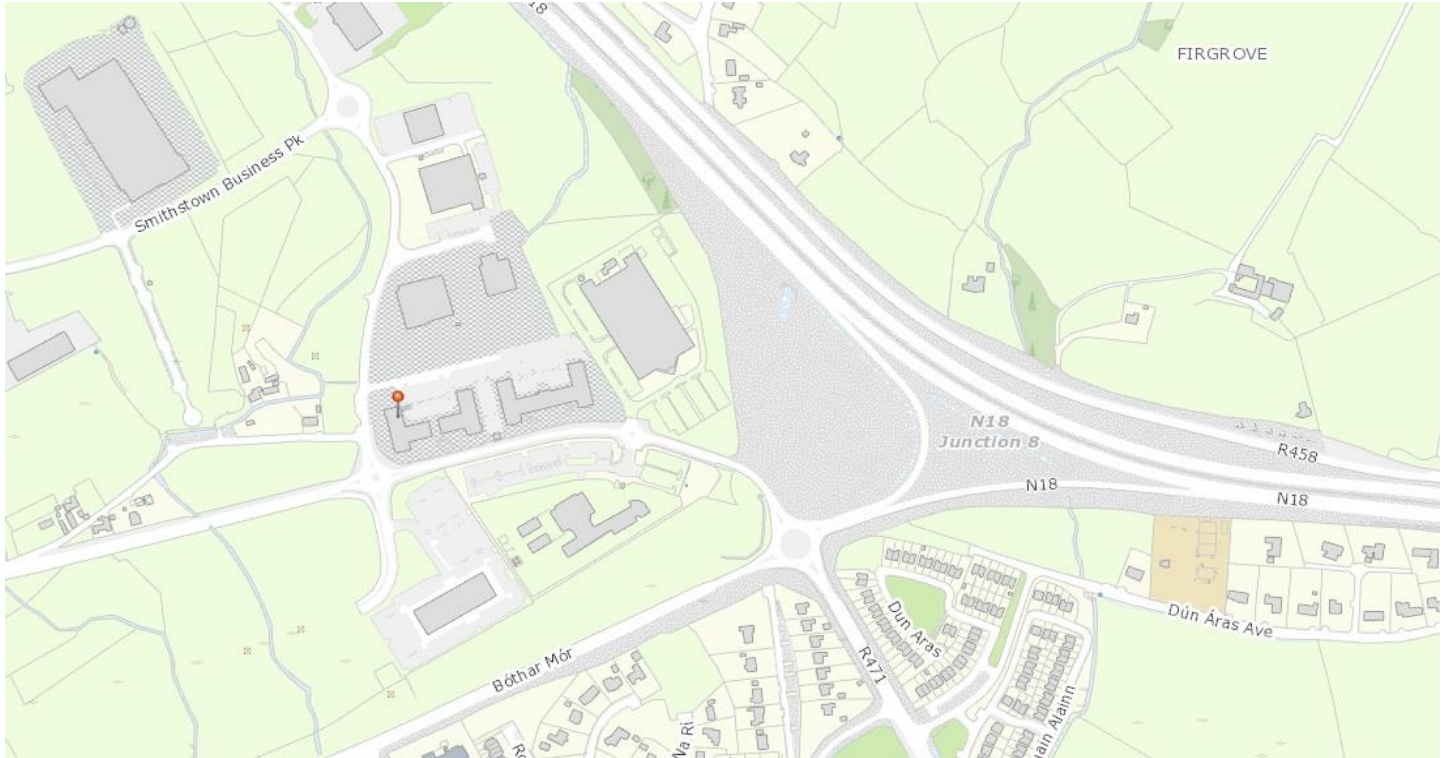
East Park Shannon is strategically located to the east of Shannon, Co. Clare. Shannon Town Centre is located approximately 1km west East Park and the M18 is located approximately 0.5km east of Brookvale Plaza, the M18 connects Shannon to Limerick City located 16km southwest of Shannon & Ennis located 17km north of Shannon.

Shannon is a major hub for international investment in the mid-west region of Ireland and home to 160 companies with a combined workforce of 8,000. The location is home to many high-profile international companies including Intel, El Electronics, Lufthansa Technik, AXA, Zimmer, GE Capital and Jaguar Land Rover.

East Park forms a high-profile business campus to adjacent to Shannon Town. The location is very accessible given its proximity to the N18/M18 (Limerick / Ennis / Galway Route) which links Shannon to Limerick & Galway, the principal cities of the mid-west and west of Ireland. A number of high-profile occupiers are located at East Park including Intel, Digital River, IAA, Lufthansa Technik, GE Sensing, Mentor Graphics and Zimmer Biomet.

- Modern Office Building with Second Generation Specification fitted out with Carpet, Suspended Ceilings & Lighting, Perimeter Trunking, Air Conditioning provided to specific office areas.
- Ready to Go Office Space available on Flexible Lease Term
- Ideally suited for office or Administrative Use, with a mix of large open plan space and private office accommodation and meeting rooms.
- 8-person passenger lift serving both floors in the Building.
- Total Floor Area 186 Sq. Metres (20,000 sq. feet), with suites available from 3,000 to 20,000 sq. feet

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DESCRIPTION

Kestrel House is a modern office building with a second-generation specification including carpet tiles, suspended ceiling with CAT 2 modular light fittings, and a mix of gas fired and Air Conditioning Cassette Type Units.

The property is fully fitted out with a mix of both open plan approx. 60% of the floor space, with the balance on each floor being made of up of private offices and meeting rooms, along with toilet accommodation, ladies, gents and wheelchair accessible toilet accommodation.

An 8-person passenger lift provided off a central lobby provides access by lift to each floor, with a main stairs and escape stairs being provided at each wing in the building.

LEASE

Flexible lease terms available.

VIEWING

Strictly by appointment with the sole agents
Power Property

BER RATING

BER C2

BER No: 800245953
Energy performance
Indicator: 409.58 kWh/
m²/yr

SERVICE CHARGES

Details on Application

RATEABLE VALUATION

Entire Ground Floor €429 (Rates for 2020 €31,312)
Entire First Floor €429 (Rates for 2020 €31,312)
Entire Building €858 (Rates for 2020 €62,625)

RENT/PRICE

Details on Application

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