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de Courcy
O'Dwyer

TO LET

Unit 31

Raheen Business Park,
Raheen,
Limerick.



- LIMERICK'S PRIME COMMERCIAL LOCATION
- SUITABLE FOR A NUMBER OF USES (SUBJECT TO P.P)
- DIRECT ACCESS ONTO LIMERICK'S SOUTHERN RING ROAD
- EXTENSIVE YARD AND CIRCULATION AREA
- UNIT AVAILABLE 10,750 SQ. FT.

Location:

Raheen Business Park is located 5km south east of Limerick City. The subject property is located towards the rear of the estate in close proximity of Dell Computers. Other surrounding occupiers include Analog Devices and Adhesive Research.

Description:

The subject property comprises of a detached industrial unit with two storey offices to the front. The unit is of steel frame construction with double insulated metal deck cladding to the eaves. The warehouse benefits from two dock levellers and four sliding doors. Externally the property is located on C. 1.5 of an acre with frontage onto the estates main distributor road.

Accommodation:

The approximate gross internal floor area of the subject unit is as follows: 10,764 Sq. Ft. to include 2 storey offices.

Rent: €70,000 p.a. plus VAT if applicable.

Fit Out: Fully fitted out

Services: All services available

Rates: c. €8500 for 2017

Service Charge: T.B.C.

The above out goings were supplied by our clients & correct at time of going to print.



Viewing:

Strictly by prior appointment with **Brian O'Dwyer**

Tel: 061 410410 / **Email:** bodwyer@propertypartners.ie

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