

RETAIL WAREHOUSE

UNIT 5
DELTA RETAIL PARK
BALLYSIMON ROAD
LIMERICK

POWER
PROPERTY

TO LET BY PRIVATE TREATY

BER C2



- High Profile Retail Warehouse Premises with Mezzanine extending to a total floor area of approximately 1,068 sq. metres (11,500 sq. feet).
- Prime Location at Ballysimon adjacent to City East Retail Park anchored by B&Q and Harvey Norman, and Eastway Business Park.
- Excellent on Site Car Parking and very accessible site within 1km of the M7/N24 Interchange, a major access point to and from Limerick City.

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www.ppg.ie

LOCATION

Ballysimon Road is a prime Retail Warehouse and Commercial location in Limerick. The Ballysimon Road is a busy route which links the City Centre to the M7 (Dublin/Limerick Motorway). The area is well established as a retail warehouse hub for Limerick and the Mid-West Region, there are 3 retail parks in the area and Delta Retail Park is located adjacent to City East Retail Park and East Gate Retail Park. The location is well suited for bulky goods retailing in the areas of DIY, Electronics, Home Improvements and Furniture etc. Existing occupiers in Delta Retail Park include Fine Wines Party Store, McCarthy's Furniture, Soundstore etc.

DESCRIPTION:

The subject property comprises a mid-terrace retail warehouse premises, which forms part of a larger retail park, known as Delta Retail Park. The property comprises a large regular shaped unit with mezzanine to the front of the unit, and retail showroom area at ground floor. A large warehouse is provided to the rear of the ground floor which is presently fitted out for storage.



ACCOMMODATION:

The approximate gross internal floor areas are as follows:

Description:	Use	Area (sq. metres)	Area (sq. feet)
Ground Floor	Retail / Showroom	425 sq. metres	4,575 sq. feet
Mezzanine	Retail/ Showroom	330 sq. metres	3,552 sq. feet
Ground Floor	Warehouse	313 sq. metres	3,369 sq. feet
Total		1,068 sq. metres	11,496 sq. feet

ZONING

The subject property is located in an area zoned "Industry" under the Development Plan 2010 – 2016, which includes facilitation of bulky retailing.

BER RATING



BER No: 800395824

Energy Performance Indicator: 780.72 kWh/m²/yr

RENT

Open to Offers in region of €60,000 per annum exclusive of standard tenant outgoings on the basis of a letting of the entire unit.

COMMERCIAL RATES

Approximately €14,500 for 2017

LEASE

Lease Terms on Application to the Sole Letting Agents

SERVICE CHARGES

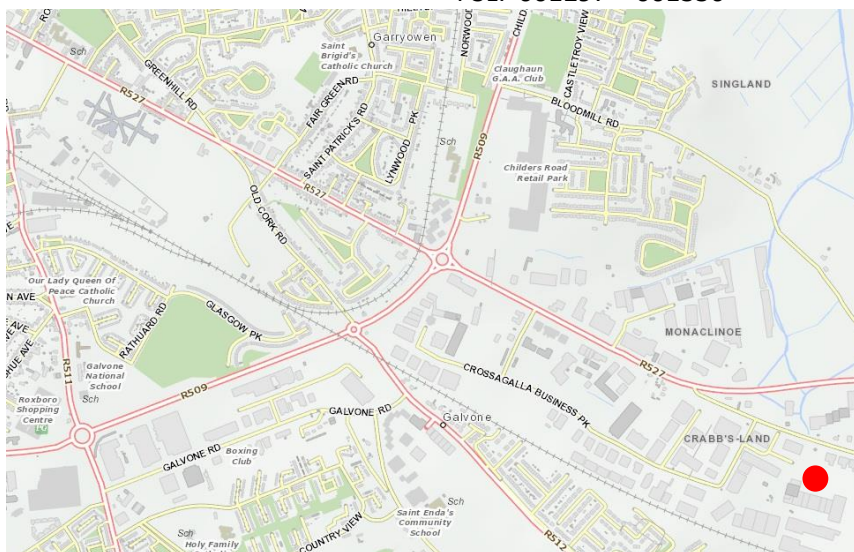
Details available on request.

VIEWING

Strictly by appointment with the sole agents
Power Property

CONTACT

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PSRA Licence No: 001297

Commercial Property Consultants • Estate Agents • Chartered Valuation Surveyors

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