

# For Sale / Lease

Asking Price: €225,000 plus VAT (Sale)

€1625 plus VAT per month (Lease)

**Sherry  
FitzGerald**  
Talbot



21 Springfort Business Park, Limerick  
Rd, Nenagh, Co. Tipperary, E45 Y798.

[sherryfitz.ie](http://sherryfitz.ie)



A modern industrial premises comprising approx. 354 sq m (3,800 sq. ft) which includes a mezzanine area. No.21 is situated in vibrant Commercial area adjacent to Nenagh Retail Park and within 1.5 km of Nenagh town centre. Also offering ease of access to the M.7/ N.52. this Property is sure to attract strong interest from both owner occupiers and investors.



## Features & Services

Mains water, sewerage, three phase electricity, broadband and oil fired central heating.

## Accommodation

**Retail/ Office/ Storage** The entire is 207 sq.m which has been subdivided into

Retail area: 16.5 m x 9m

Office: 6.8m x 2.8m

Kitchenette: 2.3m x 1.4m

Toilet

Loading/ Store: 3.7m x 3.6m with large roller door

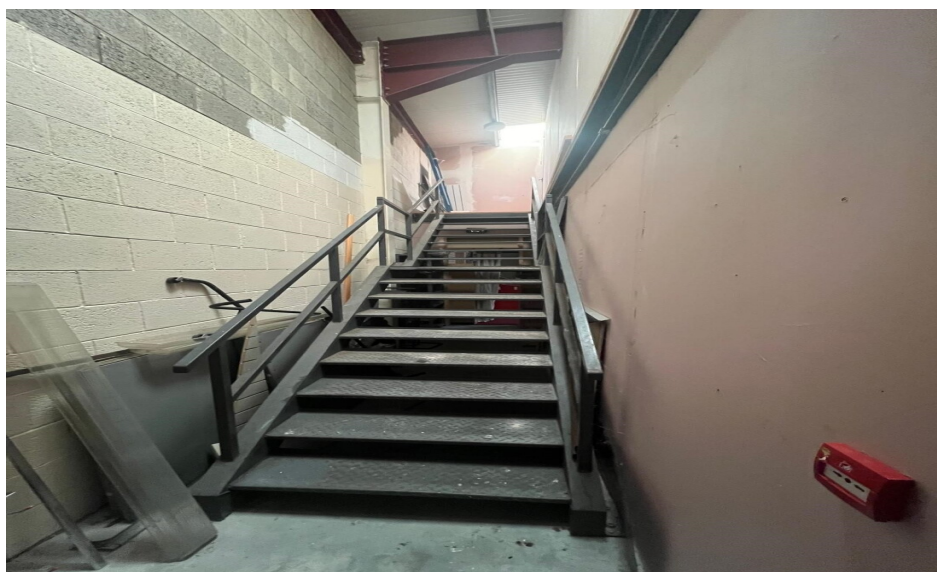
Lobby with stairs

### 1st floor- mezzanine

Storage area - 19.1m x 7.7m with forklift access from ground floor.

**Breakdown** Ground floor - 207 sq. m.

Mezzanine- 147 sq. m.



**BER** B3, BER No. 801000837

## Directions

E45 Y798



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