



TO LET

**GROUND FLOOR
BLOCK 2 MARY ROSSE CENTRE,
HOLLAND ROAD,
NATIONAL TECHNOLOGICAL PARK
CASTLETROY,
LIMERICK V94RR8D**

RENT: €78,160 per annum

BER C2



DESCRIPTION

The subject property is located within the National Technology Park on Holland Road in the suburb of Castletroy c. 6km east of Limerick City Centre.

The National Technology Park (NTP) was opened in 1984 and comprises of c. 650 acres of parkland. The park has a balance mix of over 80 multinational and Irish medical and technological companies occupying over forty buildings with a total floor area of in excess 1.5 million Sq. Ft. (source IDA Ireland).

Some of the larger nearby occupiers within the park include Johnson and Johnson, Troy Studios, Cook Ireland, 02, Edwards Life Sciences etc. while the park is adjoined by the University of Limerick and all this has to offer in terms of graduates and its extensive facilities as an open University to include UL arena with its 50 m swimming pool and suspended running track, its outdoor running track and its extensive playing pitches both grass and 4G.

The subject property is located on Holland Road and forms part of the three office blocks known as the Mary Rosse Centre. The subject unit comprises of the entire ground floor area of Block 2, the office unit is mainly open plan in nature while benefitting from two meeting rooms, one cellular office and an IT server room along with a large fully fitted canteen area. There are also ladies, gents and disabled toilets.

The office fit-out is to a good standard to include carpeted flooring, stud and glass partitioned walls for the cellular offices, a suspended ceiling and extensive networking. Heating is by way of air conditioning.





ACCOMMODATION

3,908 Sq. Ft. area to let
(excluding lobby and bathrooms)

Four designated car parking spaces

Communal car parking spaces

OUTGOINGS

Rent:
€78,160 per annum plus VAT if applicable

We have been advised by our client of the following

Rates:
€9,821.91 (per annum 2022)

Service Charge: To include bin collection, heating, building insurance and maintenance upkeeping of communal areas.
€2.82 per Sq. Ft. (per annum 2022)

All other utilities are paid directly by the tenant to the supply company.



RENT

€78,160 per annum

VIEWING DETAILS

By appointment only

Contact Negotiator

Brian O'Dwyer

DIRECTIONS

Google V94RR8D

Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER
P: 061 410 410
E: decourcyodwyer@propertypartners.ie

**PROPERTY
PARTNERS**

Disclaimer - These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners De Courcy O'Dwyer.