

TO LET

**1st Floor,
No. 73 Eastlink,
Eastlink Business Park,
Ballysimon Road,
Limerick.**



- 1ST FLOOR FULLY FITTED OUT TO A HIGH STANDARD AS SHOWROOMS
- DIRECT ACCESS ONTO LIMERICK'S RING ROAD
- LIMERICK'S MOST POPULAR COMMERCIAL DEVELOPMENT.
- IDEAL FOR OFFICE OR SHOWROOM USE.

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Barrack House, O'Connell Avenue, Limerick.

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Location:

The subject property is located within Eastlink Business Park just off the Ballysimon Road C. 3 km from Limerick City Centre. This location benefits from direct access to Limericks Ring Road and all main arteries.

Description:

The subject property comprises of a mid terrace, 1st floor office / showrooms which have been fully fitted out to an extremely high standard and ideally suited as offices or showrooms.

The layout comprises of open plan through area, 3 cellular offices, w.c., w.h.b. kitchenette area. The entire unit is air conditioned throughout.

Accommodation: The approx. accommodation is as follows:

1st Floor: 2,400 sq.ft.

Fit Out:

The unit is fully fitted out throughout.

Carparking:

Ample carparking. Circulation carparking area available.

Services:

We understand that all main services are available to the property.

Rent: €5,000 per annum plus VAT

Building Rates: €2276.83 per annum

Service Charge: €379 per annum

Water Rates: Subject to usage

Insurance: €271 per annum

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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