

FOR SALE / TO LET

**4 Desmond Park,
Station Road,
Newcastle West,
Co. Limerick.**



- MID TERRACE INDUSTRIAL BUILDING
- GROUND FLOOR AREA OF APPROXIMATELY 246 SQ. M. (C.2,648 SQ. FT.)
- PARTIALLY FITTED OUT
- EAVES HEIGHT OF APPROXIMATELY 5.5 METERS
- LOCATED IN NEWCASTLE WEST, LIMERICKS LARGEST TOWN
- QUOTING PRICE €70,000
- SMALL YARD AREA TO REAR

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Barrack House, O'Connell Avenue, Limerick.

Location:

Limerick is the capital of the Mid-West region and is located approximately 210 km South West of Dublin City and 100 km North East of Cork City. Newcastle West is located approximately 40 km West of Limerick City.

The subject property is located in Desmond Business Park just off Station Road in the centre of Newcastle West.

Description:

The subject unit comprises of a mid terrace industrial building with a roller shutter door to the front and rear with a small secure yard area.

Accommodation:

Based upon measurements taken, the accommodation measured on a gross internal area basis provides the following approximate areas:-

Ground Floor Warehouse Area: 246 Sq. M. (2,648 Sq. Ft.)

Services:

We have assumed that all mains services are connected to the property, however, we would point out that none of these were tested by us

Condition:

The subject property is of a modern construction and commensurate with its age and design.

Local Authority:

Limerick County Council

Town Planning:

In arriving at our opinion of value we have not carried out a planning search and have assumed that the property and all additions there to are constructed and used in accordance with all planning and other necessary statutory consents.

Management Company:

The subject property is subject to paying a service charge fee to a management company.

Sold Selling Agents:

Property Partners de Courcy O'Dwyer

Price: €70,000

Building Rates: 2014: €2097.17

Water Rates: Subject to usage

Insurance: TBC

Service Charge: TBC

BER: C2

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**

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