

Industrial Investment Opportunity

Units 20 & 32 Eastlink Business Park

Ballysimon | Limerick | Co. Limerick

For Sale by Private Treaty
(Tenants not affected)

PROPERTY
PARTNERS
DE COURCY O'DWYER

Lisney



Two commercial investment properties (built circa 2007) for sale in a single lot



The buildings extend to a combined 742.4 sq.m (7,991sq.ft) GEA



Fully let producing a combined rent of €34,000 p.a, which is reversionary in the current market



Strong tenant profile including Heineken Ireland Limited and DPF Clinic



Offers are sought in excess of €460,000



Unit 20



Unit 32

Location

Limerick is the capital of the Mid-West region and is located approximately 200 km southwest of Dublin city and 100 km northeast of Cork city.

Eastlink Business Park is one of Limerick city's most sought after commercial / industrial locations and is situated on the Ballysimon Road (R527), one of Limerick's main arterial routes, approx. 3 km southeast of the city centre and 2km from the M7/N24 interchange.

The Ballysimon area is a well-established commercial location benefitting from an excellent range of amenities and good access to the road network. The M7 motorway, the N20 and N24 national primary routes are all easily accessible providing access to all Limerick regions and the rest of the country.

The surrounding area is home to many high profile occupiers including DFS, B&Q, EZ Living, BMW, Audi, Volvo, Storage World amongst many more.



Accommodation

The approximate floor areas for the buildings are set out in the table below.

Property	Ground GEA	Mezz GEA	Total GEA
Unit 20 Eastlink Business Park	Warehouse: 218.9 sq.m Office: 18.9sq.m	Warehouse: 120.8sq.m	358.6sq.m (3,860sq.ft)
Unit 32 Eastlink Business Park	Warehouse: 202.4sq.m Office: 44.2sq.m	Office Return: 18sq.m Office Mezz: 119.2 sq.m	383.8sq.m (4,131 sq.ft)
Total			742.4sq.m (7,991sq.ft)

Note: All intending purchasers will need to satisfy themselves as to the exact floor areas of the properties.

Tenure

We understand the title to the properties is long leasehold.

Description

Eastlink Business Park comprises a modern development of approx. 78 commercial units built circa 2007. This secure and gated development benefits from extensive communal parking between the various blocks.

No. 20 comprises of a mid-terrace warehouse unit. The property is of steel portal frame with concrete block walls to full height, finished externally with aluminum cladding. The unit has a pitched metal deck roof with translucent roof lights and LED lighting throughout. The eaves height to the rear is approx. 7.7m internally. There is a single roller shutter door to the warehouse area and a pedestrian door to the front that provides access to the office accommodation and the mezzanine floor (currently in shell condition). The property benefits from parking to the front.

No. 32 comprises of a mid-terrace warehouse unit. The property is of steel portal frame with concrete block walls to full height finished externally with an aluminum cladding. The unit has a pitched metal deck roof with translucent roof lights .

The eaves height to the rear is approx. 7.7m internally. There is a single roller shutter to the warehouse area and a pedestrian door to the front that provides access to the office accommodation across the ground floor, 1st floor return and first floor. The property benefits from parking to the front.

Tenancy

Unit 20 is leased to Heineken Ireland Ltd on a 5 year full repairing & insuring lease from 19th August 2022. The contracted rent is €19,000 per annum.

Unit 32 is leased to a Private Individual t/a DPF Clinic on a 5 year full repairing & insuring lease from 6th November 2020. The contracted rent is €15,000 per annum.

BER Rating

BER C2 D2

BER No's available upon request.

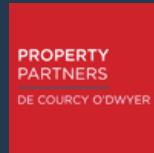
Guide Price

Offers are sought in excess of €460,000.

Further Information & Viewing

Viewings are strictly by prior appointment only.

For further information and to arrange a viewing, please contact the joint selling agents.



Christopher Belton

E: cbelton@lisney.com

T: +353 (0)1 638 2750

Brian O'Dwyer

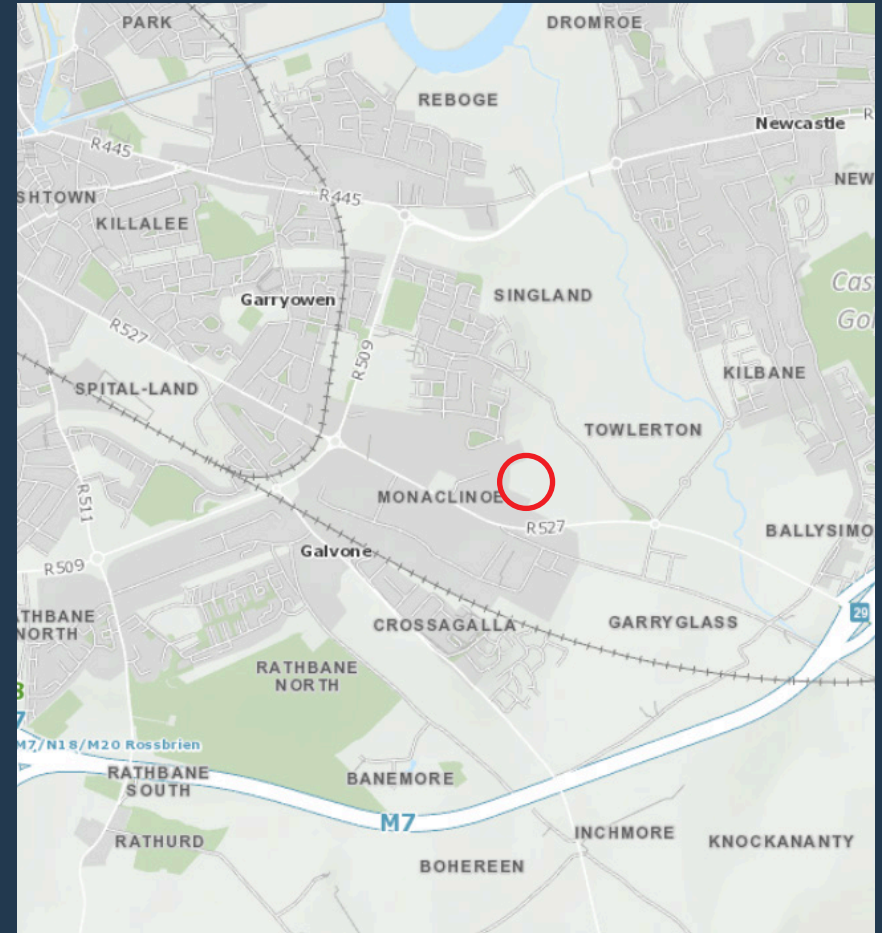
E: bodwyer@propertypartners.ie

T: +353 (0) 614 10410

Connel King

E: cking@lisney.com

T: +353 (0)1 638 2753



The Agents and the Vendor give note that the particulars and information contained within this Investment Memorandum do not form any part of any offer or contract and are for guidance purposes only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents, or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this Investment Memorandum, intending purchasers or any third party should not rely on these particulars and information contained within as statements of fact, but must satisfy themselves as to the accuracy of details given to them. Lisney or Property Partners De Courcy O'Dwyer nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and Lisney or Property Partners De Courcy O'Dwyer nor its employees shall be liable for any loss suffered by an intending purchaser or any third party arising from the particulars or information contained within this brochure. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser shall be liable for any VAT arising on the transaction. Lisney PSRA No: 001848 | Property Partners De Courcy O'Dwyer PSRA No: 002371