



CITY
BUSINESS PARK

PRIME SPACE.
PRIME LOCATION.



CITY
BUSINESS PARK

A PREMIER COMMERCIAL
DEVELOPMENT
IN THE HEART OF LIMERICK

- 1 INTRODUCTION
- 2 SITE MAP
- 3 BUILDING SPECIFICATION
- 4 BUILDING FLOOR PLANS
- 5 LOCATION
- 6 SUSTAINABILITY
- 7 DEVELOPMENT TEAM

A NEW STANDARD

For Logistics & Retail Warehousing Space in Limerick

A SUSTAINABLE BUSINESS PARK IN A PREMIER LOCATION

A landmark 200,000 sq ft warehouse development strategically located just three minutes from the motorway network and Limerick City Centre.

The buildings are designed to target LEED Gold standard accreditation, delivering modern, flexible and energy efficient accommodation across a carefully created mix of logistics and retail warehousing uses.

This development will provide long term growth and flexibility for occupiers seeking a strategically positioned base in a premier commercial location

Each unit will benefit from dedicated loading areas to the rear, generous yard depths ranging from 18m to 46m metres, and separate on site car parking, creating a high quality and professionally planned business environment suited to logistics and retail warehousing occupiers.





SITE MAP



Building Name	Ground Floor GEA m ²	Ground Floor GEA sq ft	First Floor GEA m ²	First Floor GEA sq ft
Building A100	4,541	48,879	182	1,959
Building B100	1,574	16,943	124	1,335
Building D100	2,700	29,063		
Building E100	1,800	19,375	322	3,466
Building F100	1,204	12,960	260	2,799
Building G100	1,204	12,960	260	2,799
Building H100	2,793	30,064	143	1,539

THE BUILDINGS

CORE BUILDING SPECIFICATIONS

WAREHOUSE

- Concrete yard depths vary from 18m to 46m depending on building size.
- Warehouse Floor Loading UDL 50 kN/m²
Warehouse Racking Load of 90 kN leg load. FM2 level floor.
- Grade level and dock leveller doors, with quantities depending on the unit.
- Three phase electrical supply and CT metering available if required.
- 10% of daylight roof panels to minimise reliance on artificial lighting.
- EV Charging facilities available.
- Motorbike and Bicycle parking facilities for staff and visitors.

OFFICES

- Fully accessible shower and toilet facilities.
- Tiled, plastered and painted walls and floors.
- Open plan office area for ease of layout design and configuration to individual tenant fit out needs.
- 600x600 tiled ceiling grid system with low energy LED panel lights.
- Mechanically ventilated, heated and air-conditioned spaces using energy efficient technologies and programmable settings.
- All sanitary ware fitted with low water flow rates to reduce consumption.



UNIT A100

INTERIOR LAYOUT & OFFICE SETTING

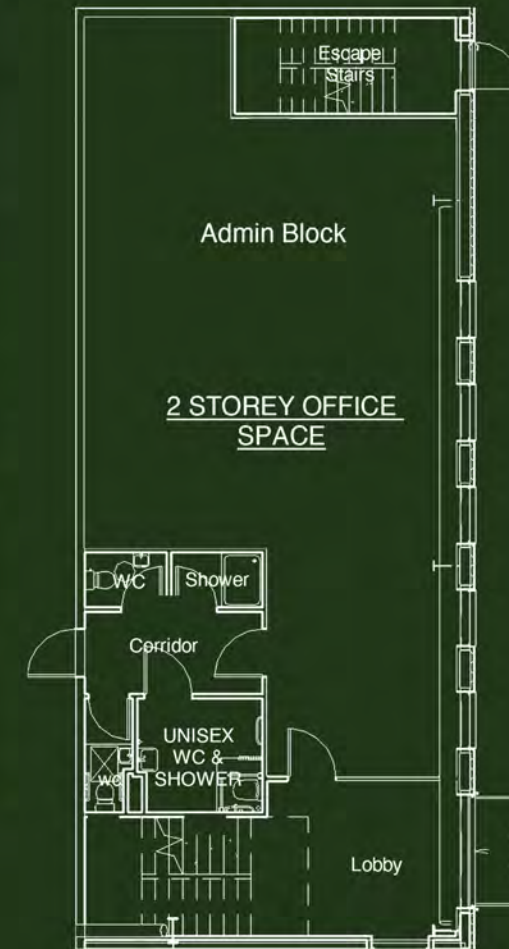
BUILDING	A100
ADMIN BLOCK GROUND FLOOR (GEA)	4,541 m ² / 48,879 sq ft
FIRST FLOOR (GEA)	182 m ² / 1,959 sq ft
TOTAL (GEA)	4,723 m ² / 50,838 sq ft
YARD DEPTH	18-23 m ² / 247.5-193.7 sq ft
SITE AREA	1.97 AC.
CAR PARKING SPACES (INCL EV)	9
EV PARKING SPACES	2
BICYCLE SPACES	10



Warehouse Overview & First Floor Space



Ground Floor Office Space & Admin Block



standa

Efficient technology

Open plan office a

A100

A100

Efficient technology

H100

CITY
THANK YOU

UNIT B100

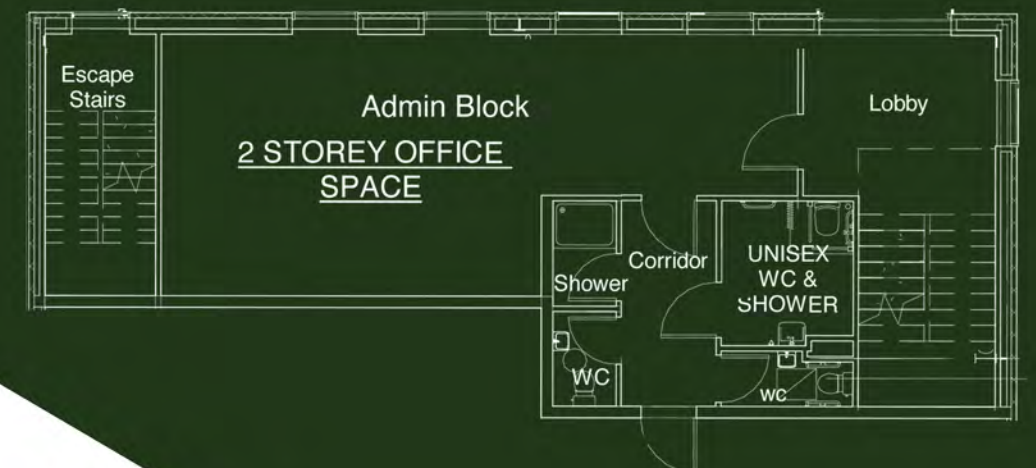
INTERIOR LAYOUT & OFFICE SETTING

BUILDING	B100
ADMIN BLOCK GROUND FLOOR (GEA)	1,574 m ² / 16,943 sq ft
FIRST FLOOR (GEA)	124 m ² / 1,335 sq ft
TOTAL (GEA)	1,698 m ² / 18,277 sq ft
YARD DEPTH	19-31 m ²
SITE AREA	3,220M ² / 34,659 sq ft
CAR PARKING SPACES (INCL EV)	3
EV PARKING SPACES	1
BICYCLE SPACES	10



Warehouse Overview & First Floor Office Space

Ground Floor Office Space & Admin Block





B100

B100

E100-E600

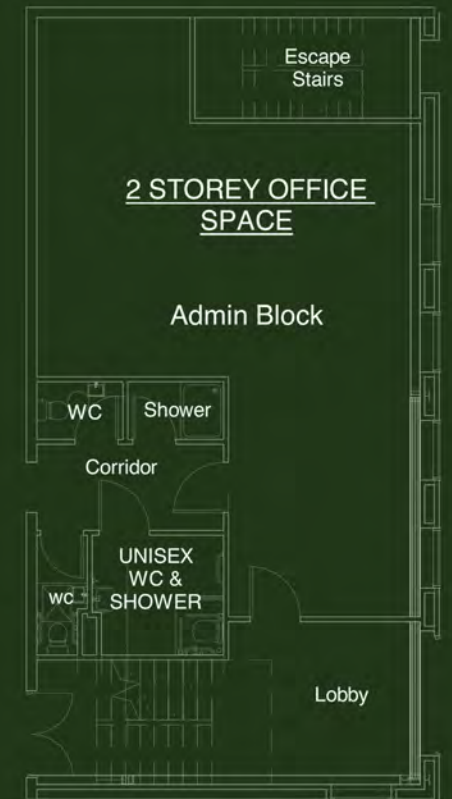
UNIT H100

INTERIOR LAYOUT & OFFICE SETTING

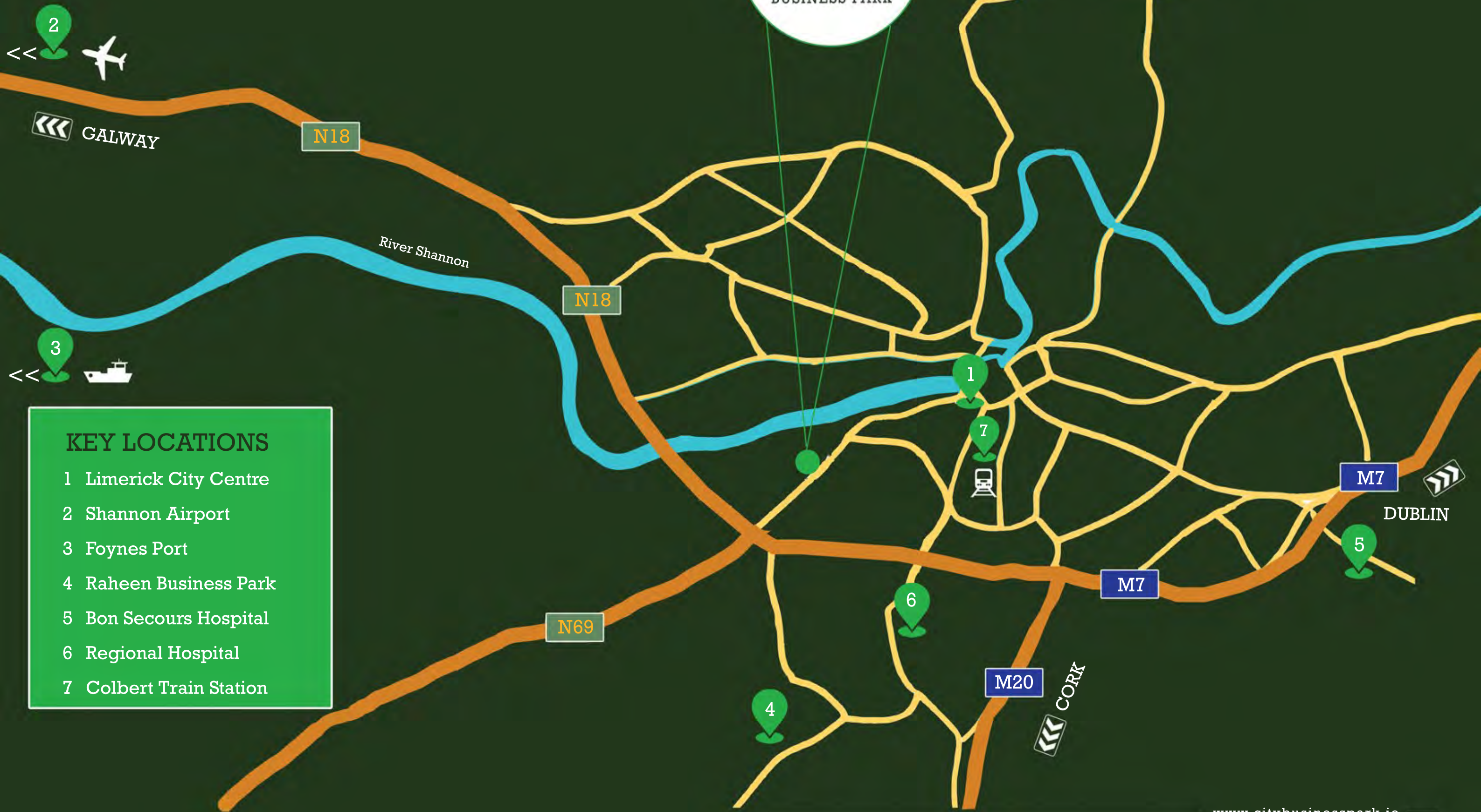
BUILDING	H100
ADMIN BLOCK GROUND FLOOR (GEA)	2,793 m ² / 30,064 sq ft
FIRST FLOOR (GEA)	143 m ² / 1,539 sq ft
TOTAL (GEA)	2,936 m ² / 31,603 sq ft
YARD DEPTH	18-46 m ²
SITE AREA	5,567 m ² / 59,922 sq ft
CAR PARKING SPACES (INCL EV)	6
EV PARKING SPACES	1
BICYCLE SPACES	10



Ground Floor
Office Space &
Admin Block



LOCATION MAP



- KEY LOCATIONS**
- 1 Limerick City Centre
 - 2 Shannon Airport
 - 3 Foynes Port
 - 4 Raheen Business Park
 - 5 Bon Secours Hospital
 - 6 Regional Hospital
 - 7 Colbert Train Station

SUSTAINABILITY

City Business Park is designed to target LEED Gold certification, a globally recognised benchmark for energy-efficient and low-carbon buildings.

Sustainability is central to the design and future development of each building. The development targets modern environmental standards and operational efficiency, helping occupiers achieve ESG goals while reducing long-term running costs.

SUSTAINABILITY FEATURES



NZEB
Compliant Buildings



Low Energy
LED Lighting



Permission for
roof-mounted
solar PV



Dedicated Cycle Lane
& Bike Storage



Electric Vehicle
Charging Points



Biodiverse Landscaping



Site lighting
controlled by
photocells



Energy-efficient
plant serving the
heating and ventilation
systems



DEVELOPMENT TEAM

SECURE YOUR SPACE IN LIMERICK'S
LANDMARK LOGISTICS & RETAIL WAREHOUSE DEVELOPMENT



THE DEVELOPER

Cooper Developments is a privately owned international property investment company with a proven reputation for excellence and vision. Our dedicated team of property professionals is committed to quality design, superior construction, and long-term asset management.

For further information, availability, or to register your interest.



NIALL GUERIN

- SAVILLS, PENROSE HOUSE,
PENROSE DOCK, CORK, T23 V38E
- TEL: +353 21 490 6340
- MOBILE: +353 87 678 6959
- EMAIL: NIALL.GUERIN@SAVILLS.IE
- WEBSITE: WWW.SAVILLS.IE

PRSA No: 002233-002996

MICHÉAL WALSH

- SAVILLS, PENROSE HOUSE,
PENROSE DOCK, CORK, T23 V38E
- TEL: +353 21 490 6340
- MOBILE: +353 86 609 6864
- EMAIL: MICHEAL.WALSH@SAVILLS.IE
- WEBSITE: WWW.SAVILLS.IE

PRSA No: 002233-007920



TOM CROSSE

- GVM AUCTIONEERS,
25-26 GLENTWORTH STREET, LIMERICK. V94 WE12
- TEL: +353 61 413 522
- MOBILE: +353 87 254 7717
- EMAIL: TOMCROSSE@GVM.IE
- WEBSITE: WWW.GVM.IE

PRSA No: 022030

ALL PARTICULARS AND INFORMATION CONTAINED IN THIS BROCHURE ARE PROVIDED FOR GUIDANCE ONLY AND DO NOT FORM PART OF ANY CONTRACT. INTERESTED PARTIES SHOULD SATISFY THEMSELVES AS TO THE ACCURACY OF THE INFORMATION PROVIDED.



CITY
BUSINESS PARK