

Warehouse

FOR SALE/ To Let
Commercial Units,
Eastway Business Park,
Ballysimon Road,
Limerick.



* FOR ILLUSTRATION PURPOSES ONLY

- LIMERICK'S PRIME COMMERCIAL LOCATION
- NEW COMMERCIAL DEVELOPMENT
- SUITABLE FOR A NUMBER OF USES (SUBJECT TO PP)
- DIRECT ACCESS ONTO LIMERICK'S SOUTHERN RING ROAD
- EAVES HEIGHT OF C. 12 METERS

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Barrack House, O'Connell Avenue, Limerick.

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Location: Eastway Business Park is strategically located on the main Limerick to Waterford road (N24), approximately 2.5 km South-East of Limerick City. This location provides excellent accessibility to Limerick's road network to include the Southern ring road. Surrounding occupiers include Sign-it, A-Plant, Treaty Press and the NCT centre.

Description: The subject units comprise of modern state of the art industrial accommodation while benefiting from an extensive car parking & circulation area. The eaves height is approx. 12 meters.

Accommodation: The approximate gross external floor area of the units are as follows:

| | |
|---------------|--------------------------------------|
| Unit A: | 2,103 Sq. M. (22,646 Sq. Ft.) |
| Unit B: | 1,870 Sq. M. (20,132 Sq. Ft.) |
| Unit C: | <u>1,870 Sq. M. (20,132 Sq. Ft.)</u> |
| Total: | 5,843 Sq. M. (62,910 Sq. Ft.) |

Car Parking: The property benefits from ample car parking.

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

Price: €130 per Sq. Ft.

Rent: €6 .50 per Sq.Ft

Fit Out: Shell & core

Rates: We have been advised this building has not yet been rated.

Service Charge: To be confirmed.

The above rates & service charge were supplied by our clients & correct at time of going to print.

Viewing: Strictly by prior appointment with

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