

**TO LET** | Hamilton House | Grade A Office Space

**POWER  
PROPERTY**

Limerick | Galway | Athlone

# Hamilton House National Technology Park Limerick V94 TRW8

**OFFICE**



## 5,931 sq. feet to 12,559 sq. feet

- Modern Grade A Office Accommodation with on Site Parking
- Prime Location on the Mid-West Region's largest Business and Technology Park, home to some of Limerick's largest Companies
- Adjacent to University of Limerick and the M7 (Dublin/Limerick) Motorway
- Modern Specification with Raised Access Floors, Air Conditioning in a fully serviced Building, with Feature Reception Area.
- Large Floor Plates in an efficient configuration, with lift access to all floors



### ENQUIRIES TO

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# TO LET | Hamilton House | Grade A Office Space

## LOCATION

Limerick is the third largest City in Ireland and the capital of the Mid-West Region with a population of 94,192 in its urban area (2016 census). Hamilton House is located at Plassey in the suburb of Castletroy on the eastern suburbs of Limerick City. Castletroy is home to the National Technology Park and the University of Limerick. High Profile Multinational Companies located at the National Technology Park include; Northern Trust, Icon, DAA, Cook Medical, 3, Johnson & Johnson, Edward Life Sciences, Xperi, Kneat and ACI.

## DESCRIPTION

Hamilton House is a landmark office building at the entrance to the National Technology Park. The building offers modern grade A office space with 2 office suites available at ground and first floor level. The building is entered by a bright open plan managed reception area with lift access to all floors. The ground floor office suite can be accessed externally by own door and also from the main reception. The office specification generally comprises Raised Access Floors, Toilet Accommodation, Ceiling & Lighting & Air Conditioning.

## FEATURES

- Large Open Plan Office Space with Modern Grade A Specification
- 2 Office Suites available offering space from 5,931 to 12,599 sq. feet
- Designated On-Site Car Parking with Feature Building Reception



## THE NATIONAL TECHNOLOGY PARK

The National Technology Park is the largest IDA Business Park in the Mid-West Region of Ireland. The Park comprises 385 Acres of Parkland and is home to over 80 companies including Cook Medical, Johnson & Johnson and Troy Studios.

The location is very accessible by Motorway to Dublin and Shannon and their international airports. The park is located just 6 km east of Limerick City Centre.

Major investment is being undertaken in the park including road and cycle land upgrades, the completion of Hawthorn House and the current development of a new facility for Edwards Life Sciences

## LEASE

Lease Terms on Application

## BER RATING

**BER B3** **BER C3**

## RATEABLE VALUATION

Details on Application

## RENT

Details on Application

## SERVICE CHARGES

Details on Application

## VIEWING

Strictly by appointment with the leasing agent Power Property

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