

TO LET | (By Assignment)

**POWER
PROPERTY**

Limerick | Galway | Athlone

Unit F6 Eastway Business Park Ballysimon Limerick V94 RK60

INDUSTRIAL



Prime Warehouse Property

- Mid Terrace Warehouse extending to 421 Sq. M. (4,535 Sq. Feet)
- Prime Location at Ballysimon adjacent to Motorway Network accessible to Dublin, Cork, Galway & Waterford.
- Clear Unit with an Eaves Height of 6.65 Metres (22 Feet)
- Attractive Lease Term with Tenant Break Options
- Located at Front of Park with Profile onto Ballysimon Road



ENQUIRIES TO

Patrick Seymour
+353 61 318 770
patrick@ppg.ie
PSR: 001297 –001336

T +353 61 318 770

Find out more online at ppg.ie

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LOCATION

Limerick City is the capital city for the Mid-West Region of Ireland (population 94,192), the City is home to major business and Administrative Occupiers. The city is well serviced by public transport and a modern road network links the city to Galway, Shannon (Airport), Dublin and Cork.

Eastway Business Park is located on the edge of the city adjacent to the N24/M7 Road Network, which makes the location one of the most accessible areas of the city from the surrounding road network. F6 is located near the main entrance to Eastway Business Park, and has profile onto the Ballysimon Road.

DESCRIPTION

The property comprises a mid-terrace warehouse building which comprises a rectangular floor plate all at ground floor level. The ground floor extends to a gross external floor area of 4,535 sq. feet, the warehouse has an eaves height of approximately 6.65 metres (22 feet). The building is finished internally with solid Concrete Floors, Block Walls, with Roller Shutter Door (4.12m width) and two pedestrian access doors to front, and double door emergency access doors to the rear of building.

FEATURES

- Modern Mid-Terrace Warehouse Unit of 4,535 sq. feet
- Attractive Lease Term and Structure Available by Assignment
- Prime Location in well-established and managed business park with excellent accessibility



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LEASE DETAILS

The entire property is available to lease under the terms of an 10 year lease which commenced on 1st March 2020.

The lease provides for a tenant break option on 1st March 2023 subject to 6 months notice and a penalty of €11,500 plus VAT.

The lease provides for a second tenant break option at 1st March 2026, subject to 6 months notice only.

The lease provides for an open market rent review on 1st March 2025, which is upward or downward.

BER RATING

BER F

BER No: 800548612
659.65 kWh/m²/yr 2.67

COMMERCIAL RATES

€3,456 (2020)

RENT

€23,000 per annum plus VAT

SERVICE CHARGES

On Application

VIEWING

Strictly by appointment with the sole agents Power Property

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