

TO LET | Grade A Office Space

**POWER
PROPERTY**

Limerick | Galway | Athlone

Hamilton House Block 2 National Technology Park Limerick V94 YHD6

OFFICE



Ground Floor Suite 8,018 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 open Plan Office, with feature Board Room.
- Existing occupiers include Xperi and Northern Trust Bank



ENQUIRIES TO

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Find out more online at ppg.ie

TO LET | Hamilton House Block 2 | Grade A Office

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 Block 2 is a landmark office building at the National Technology Park. The building offers modern grade A office space with a large ground floor office suite. The building is entered by a feature reception area with lift access to all floors. The ground floor office suite can be accessed externally by own door or 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 Boardroom & Offices with Grade A Specification
- Ideally suited for Corporate Headquarters, with high quality fit-out throughout.
- Designated On-Site Car Parking for 32 Car Spaces



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

On Application

RATEABLE VALUATION

Details on Application

RENT

Details on Application

SERVICE CHARGES

Details on Application

VIEWING

Strictly by appointment with the Letting Agents

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