

For Sale by Private Treaty (Tenant Not Affected)

Unit 5
Crossagalla Industrial Estate
Ballysimon Road
Limerick

POWER
& ASSOCIATES



- Modern Industrial Investment property comprising 1,327 sq. metres (14,284 sq. feet) with 2 storey office accommodation of 133 sq. metres (1,431 sq. feet).
- Excellent opportunity to acquire a modern Industrial Investment in a prime industrial location producing a rent of €34,200 per annum.
- Neighbouring occupiers include Shannon Coiled Springs, Clancy Radiators and Clonmore Industrial Services.

BER E2

Tel: (061) 318 770

Web: www.powerandassociates.com

Unit 5, Crossagalla Industrial Estate, Ballysimon Rd., Limerick

LOCATION

The subject property is located within the established Crossagalla Industrial Park, which is located on the Ballysimon Road. Crossagalla Industrial Park is located approximately 3 kms from Limerick City and is in close proximity to the Tipperary Link Road connecting to the Adare/Annacotty By-Pass. Neighbouring occupiers to the unit include Metro Office Supplies, My Gym, Cunningham's Garden & Lifestyle Store, Finnucane's Electrical, Clancy Contractrs, Shire Kitchens and Auto X-Change.

DESCRIPTION

This modern unit comprises ground floor warehouse unit with 2 storey office accommodation within the main warehouse. The office accommodation which is subdivided to include various offices, a boardroom, kitchenette and toilet accommodation. The offices have been fitted out to include laminated timber floors at ground floor level and carpeted floors at first floor level. Eaves height of circa 6.758 metres.

ACCOMMODATION

The approximate gross external floor areas are as follows:-

Description:	Area (sq.metres)	Area (sq.feet)
Warehouse (GEA)	1,327	14,284
Ground Floor – Office (GIA)	67	721
First Floor Office (GIA)	66	710
Total:	1,460	15,715

TENANCY

The property is subject to a 5 year lease from October 1st 2011. The current rent is €34,200 per annum. The entire property is let to Courier Post Limited t/a Fastway Couriers

SERVICE CHARGES & INSURANCE

Details available on request.

GUIDE PRICE

Offers in excess of €300,000.

BER Details

BER: **BER E2**

BER No: 800288748

EPI: 616.15 kWh/m²/yr 2.37

VIEWING

Strictly by prior arrangement.

CONTACT

Patrick Seymour or Emma O'Meara

T: 061 – 318 770

E: patrick@powerandassociates.ie

emma@powerandassociates.ie

Disclaimer Policy:

These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm.

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- Neither the Vendor/Lessor nor Power & Associates nor any person in their employment has any authority to make or give any representation or warranty in relation to the property.
- Prices are quoted exclusive of VAT (unless otherwise stated) and all the negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.

Commercial Property Consultants • Chartered Surveyors • Estate Agents • Property Managers
51 O'Connell Street, Limerick Tel: + 353 61 318 770

PSRA Licence No: 001297

Email: info@powerandassociates.ie

Web: www.powerandassociates.com

