



TO LET

**FIRST FLOOR
BLOCK 3 MARY ROSSE CENTRE,
HOLLAND ROAD,
NATIONAL TECHNOLOGICAL PARK
CASTLETROY,
LIMERICK V94HRK2**

RENT: €41,742 per annum

BER C1



DESCRIPTION

The subject property is located within the National Technology Park on Holland Road in the suburb of Castletroy c. 6km east of Limerick City Centre.

The National Technology Park (NTP) was opened in 1984 and comprises of c. 650 acres of parkland. The park has a good mix of over 80 multinational and Irish medical and technological companies occupying over forty buildings with a total floor area of in excess 1.5 million Sq. Ft. (source IDA Ireland).

Some of the larger nearby occupiers within the park include Johnson and Johnson, Troy Studios, Cook Ireland, 02, Edwards Life Sciences etc. The park is adjoined by the University of Limerick and all this has to offer in terms of graduates and its extensive facilities as an open University to include UL arena with its 50 m swimming pool and suspended running track, its outdoor running track and its extensive external playing pitches both grass and 4G.

The subject property is located on Holland Road and forms part of the three office blocks known as the Mary Rosse Centre.

The subject unit has its own door with lift access to the first floor, the office unit is a mix of open plan and cellular accommodation. The office is fully fitted out to a good standard throughout to include tiled carpet flooring, glass partitioned walls for the cellular offices and CAT 5 E networking throughout. Heating is by way of gas fired central heating. Windows are double glazed PVC. The unit benefits from communal ladies and gents bathrooms and a shower room.



ACCOMMODATION

**155.12 Sq. M. (1,670 Sq. Ft.)
(excluding stairwell and bathroom block)**

Communal car parking spaces available

OUTGOINGS

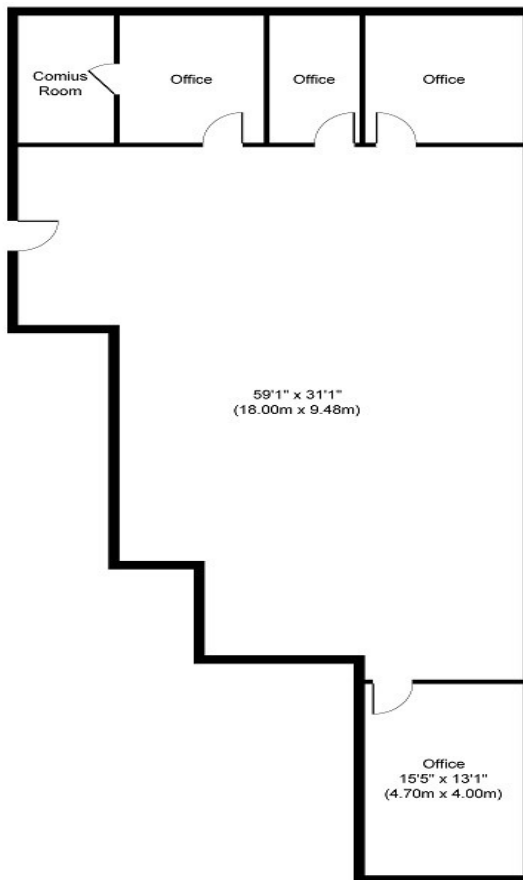
**Rent:
€41,742 per annum plus VAT if applicable**

We have been advised by our client of the following

**Building Rates:
C. €4,500 (2026)**

**Service Charge: To include bin collection, heating, building insurance, maintenance upkeeping of communal areas, water rates and park management fee.
Estimated €5,400 plus VAT (2026)**

All other utilities are paid directly by the tenant



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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RENT

€41,742 per annum PLUS VAT

VIEWING DETAILS

By appointment only

Contact Negotiator

Brian O'Dwyer

DIRECTIONS

Google V94HRK2

Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER
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**PROPERTY
PARTNERS**

Disclaimer - These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners De Courcy O'Dwyer.