

CITY > EAST

P L A Z A

Ballysimon, Limerick



A UNIQUE OPPORTUNITY IN
LIMERICK, EUROPE'S FASTEST
GROWING RIVERSIDE CITY

City East Plaza is **designed to be inventive and dynamic** with a development ambition to create work and leisure spaces that exude a certain “joie de vivre”.

THE PERFECT ADDRESS FOR EASY ACCESS — CITY EAST PLAZA

City East Plaza is a core “Out of Town” mixed use park, offering flexible commercial floor-space with Medical, Office, Retail and Leisure uses. Cafes, Restaurants and public spaces will compliment and service on-site staff and customer recreation hours.

The East side of Limerick offers a unique circulation loop with 10 shopping offers and substantial parking within each park. City East Plaza offers in excess of 500 surface car spaces with superb attention to detail on hard and soft public landscaped areas.

>> Block 3

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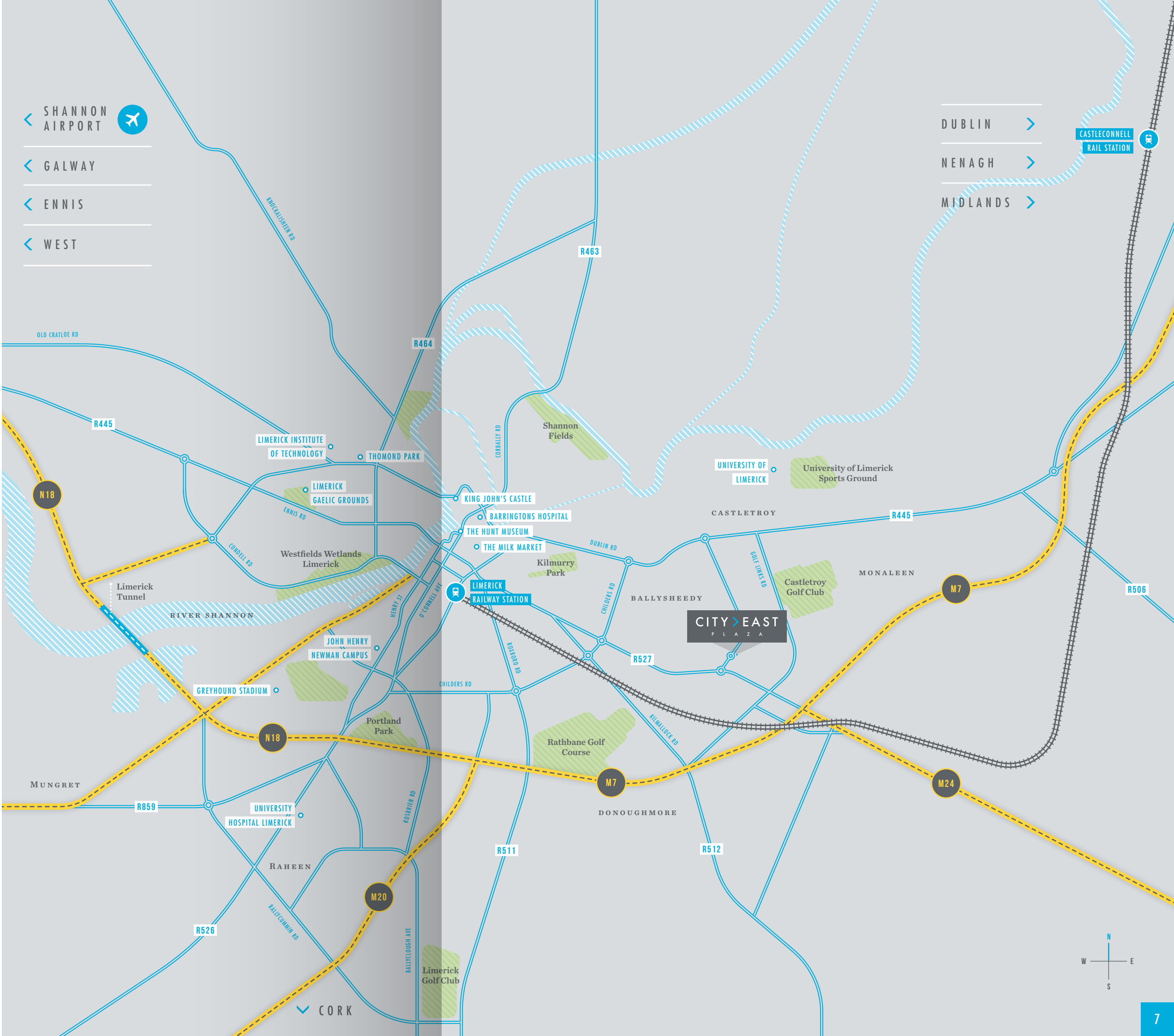
>> Block 1

The integration of City East Plaza in this convenient location provides occupiers with a **unique opportunity** to locate to one of Ireland’s fastest growing economic regions.

INTEGRATING THE CITY AND THE SUBURBS

City East Plaza is situated on the Ballysimon Road located approx. 4Kms south east of Limerick City. Ballysimon is well established from a commercial perspective and the locality benefits from an excellent range of amenities and road network. The M7, M20 and N24 motorways are easily accessible and provide swift access to all Limerick regions and the rest of the country.

Ballysimon and surrounding area is home to many high profile occupiers including B&Q, Dell, Johnson & Johnson, Volvo, Wurth, Vistakon, Analog Devices amongst many more.





LIMERICK IS IRELAND'S
3RD LARGEST CITY AND
THE PRINCIPAL SHOPPING,
BUSINESS AND LEISURE
DESTINATION IN THE
MID-WEST REGION

>> River Shannon



>> Limerick City



>> Thomond Park



>> King John's Castle

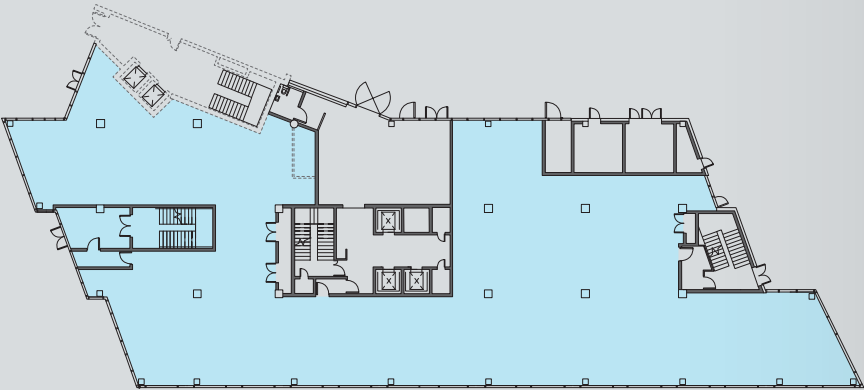


>> The Living Bridge

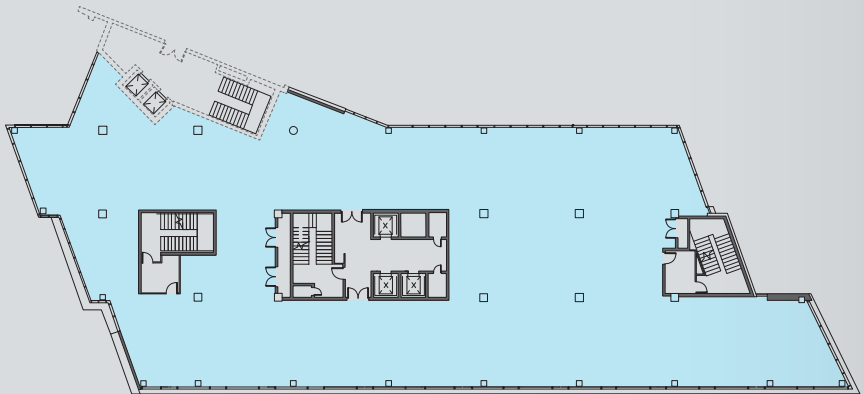


>> University of Limerick

FLOOR PLANS



Ground Floor



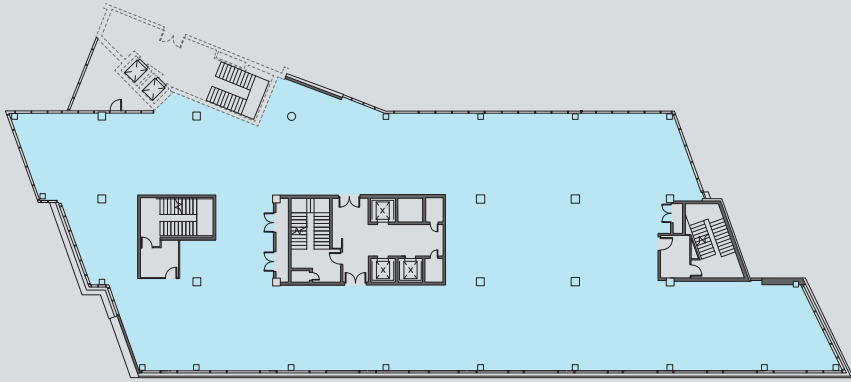
1st Floor

> BLOCK 3

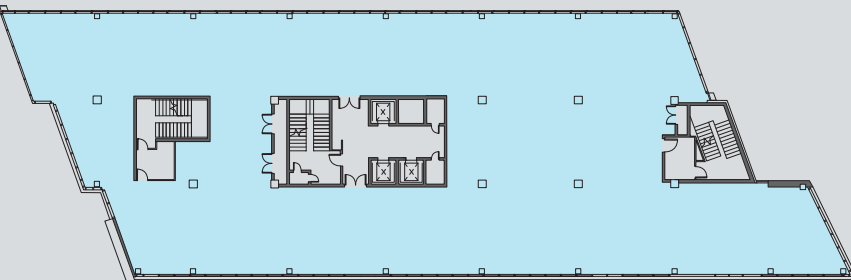
Schedule of accommodation

Net Internal Area (NIA)

Floor	Sq.m.	Sq.ft.
Ground Floor	920	9,902
1st Floor	1,088	11,711
2nd Floor	1,066	11,474
3rd Floor	1,045	11,248
4th Floor	1,045	11,248
5th Floor	781	8,406
6th Floor	535	5,758
Total	6,480	69,750



2nd Floor



3rd & 4th Floor

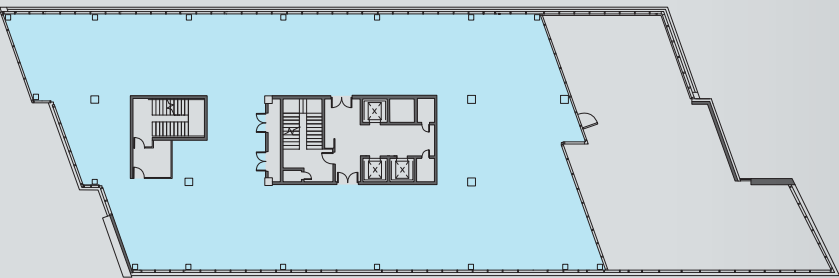
Zoning

The property is located in an area zoned Employment and Enterprise in the Castletroy Local Area Plan as prepared by Limerick City & County Council.

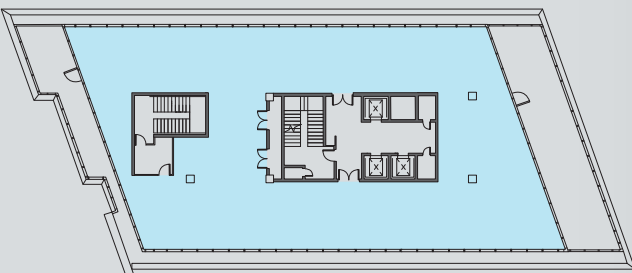
Overall Site Area

17.823 acres (7.213 hectares)

FLOOR PLANS



5th Floor



6th Floor

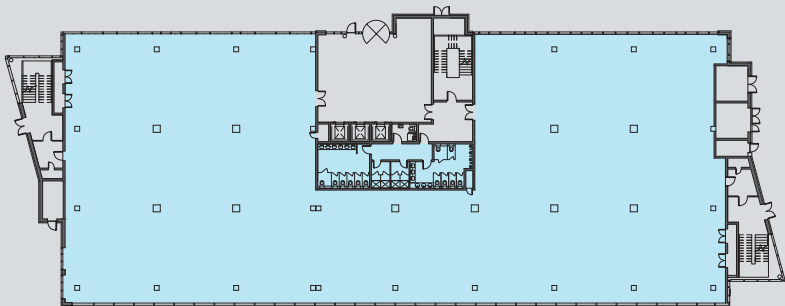
> BLOCK 3

Schedule of accommodation
Net Internal Area (NIA)

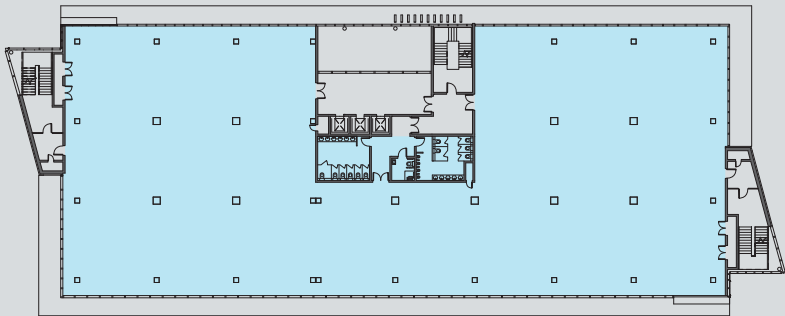
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> BLOCK 5

Full planning permission for approximately 127,500 sq ft



Ground Floor



Upper Floor Plans (1st, 2nd & 3rd)

> BLOCK 4

Schedule of accommodation
Net Internal Area (NIA)

Floor	Sq. m.	Sq. ft.
Ground Floor	2,031	
1st Floor	2,050	
2nd Floor	2,050	
3rd Floor	2,050	
Total	8,181	



CONTACTS

Viewing

Strictly by appointment with sole letting agents



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www.cityeastplaza.com