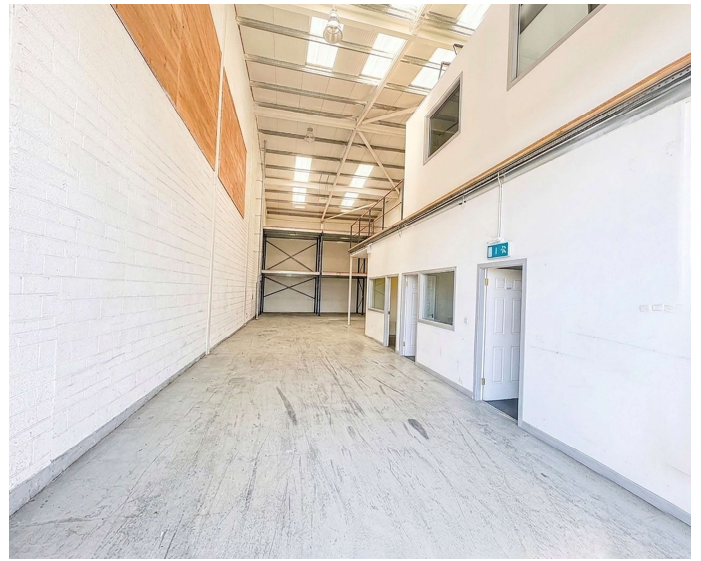
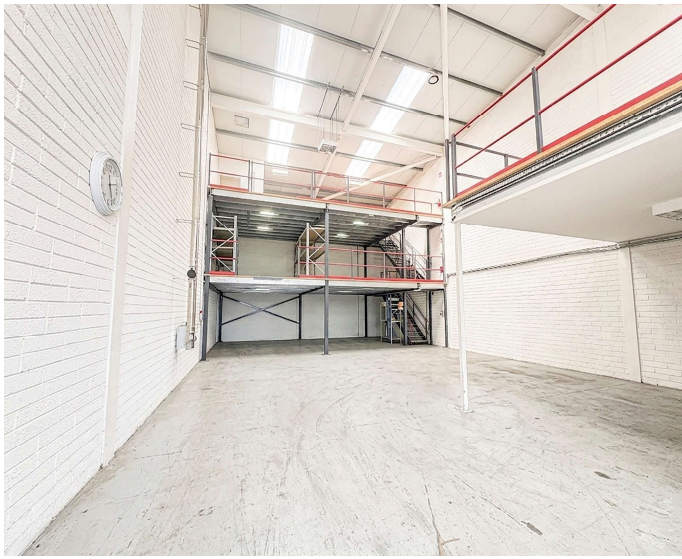


TO LET

**UNIT 40,
EASTLINK BUSINESS PARK,
BALLYSIMON ROAD,
LIMERICK V94HFY8**

RENT: €30,000. per annum

BER C3

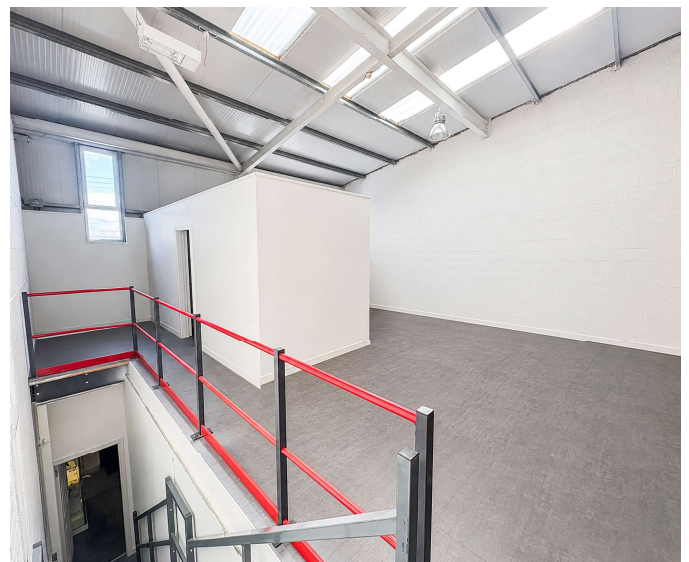
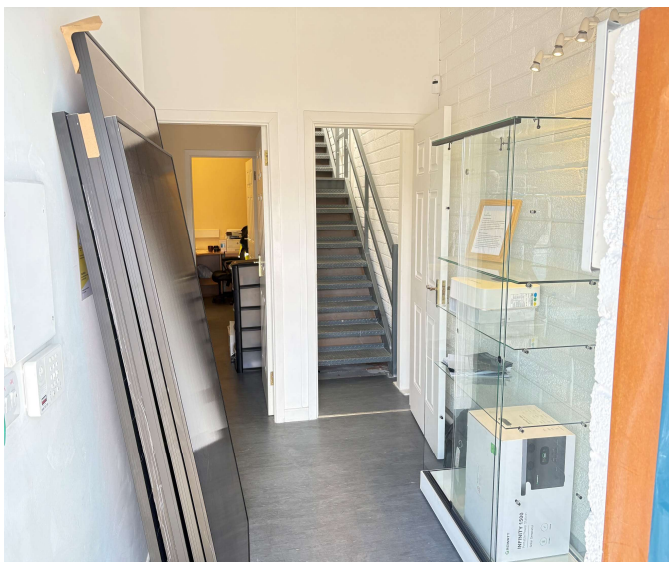


DESCRIPTION

Limerick is the capital of the Mid West Region and is located approximately 210km south west of Dublin City and 100km north east of Cork City. The subject property is located in Eastlink Business Park on the Ballysimon Road. Eastlink Business Park and the surrounding area is one of Limericks prime commercial locations with good access to the city centre and Limericks road network.

Adjoining occupiers include uses as follows: storage, distribution, wholesale, light manufacturing etc.

The property comprises of a mid terrace industrial building in good condition throughout. The property has a steel portal frame with mostly block walls to the underside of 8m eaves. There are good quality ground floor offices to the front of the unit with first floor mezzanine and office area. To the rear of the property there is a three storey racking system. The warehouse area benefits from a full size roller shutter door and a warm air heating system.

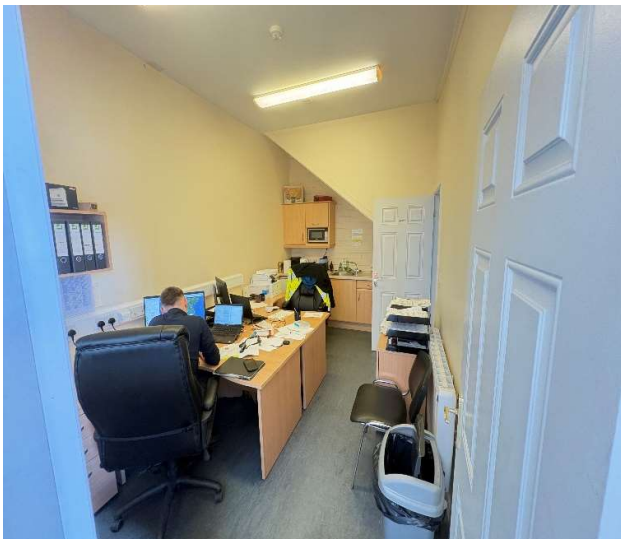




ACCOMMODATION

We understand the unit comprises of approximately the following areas:

Warehouse area:	2,200 Sq. Ft.
Ground Floor Office area:	500 Sq. Ft.
First Floor Office & Mezzanine Area:	650 Sq. Ft.
Rear 2 Storey Mezzanine Area:	1,300 Sq. Ft.
Total:	4,650 Sq. Ft.



OUTGOINGS

We have been advised by our clients of the following: Approx figures

Rates:

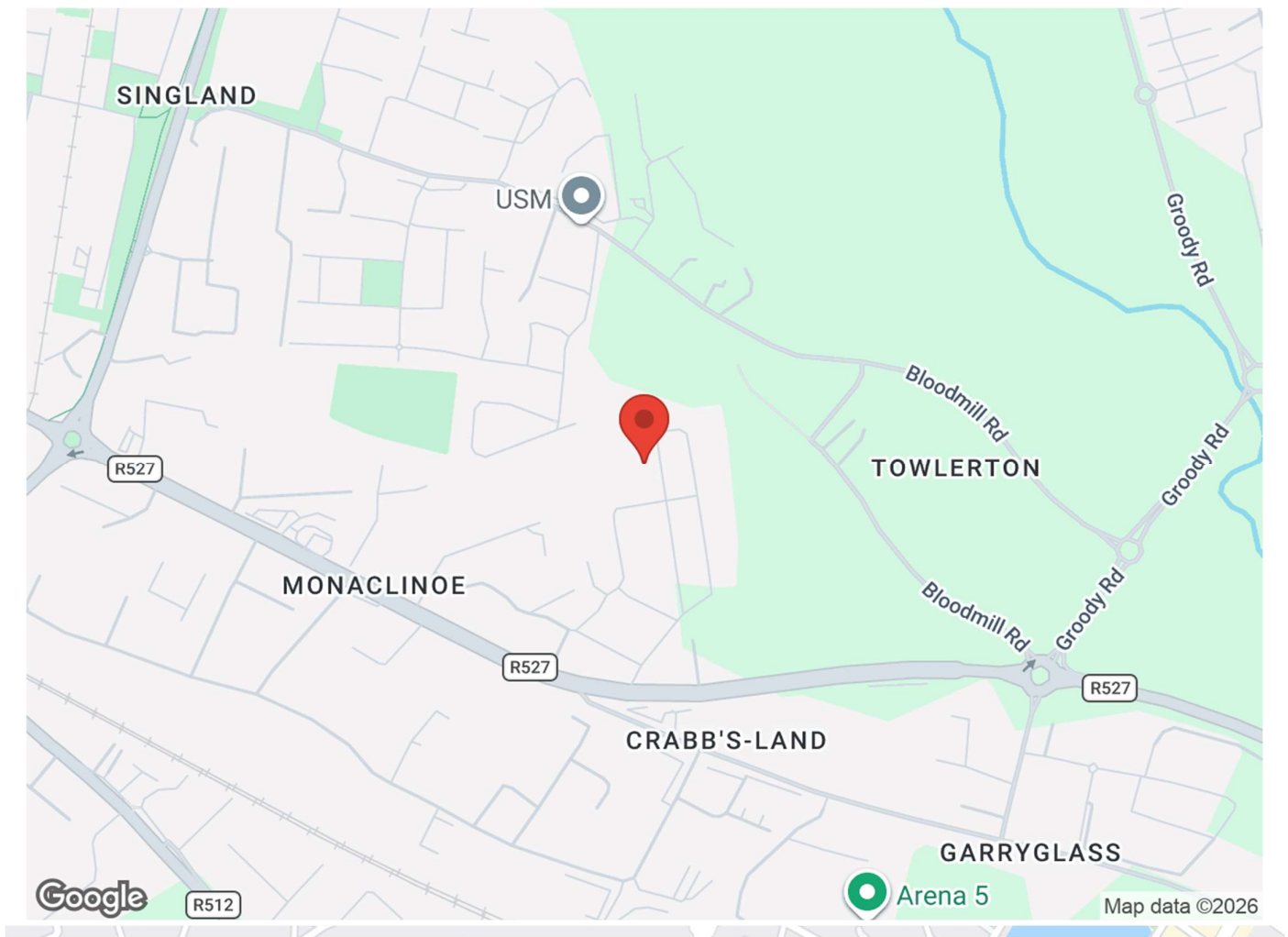
€2,443 per annum (2026)

Service Charge:

€1,500 per annum (2026)

Insurance:

€1,200 for 2026



RENT

€30,000. per annum plus VAT if applicable

DIRECTIONS

Google Map: V94HFY8

VIEWING DETAILS

By appointment only

Contact Negotiator

Brian O'Dwyer

Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER
M: 061 410 410
E: decourcyodwyer@propertypartners.ie

**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.