



### TO LET

**YARD AREA & COMMERCIAL UNITS,  
DUBLIN ROAD,  
LIMERICK.**

Industrial To Let

**Price Region: €45,000 / year**



## SPECIAL FEATURES

- Centrally located secure yard area
- Good access to Limerick City Centre and nearby Ring Road
- High profile location
- Current planning for "Plant Hire Machinery Storage and Repair"

## DESCRIPTION

The subject property comprises of a secure concrete yard area with industrial unit and offices / showrooms fronting onto the Dublin Road just off the University Roundabout in Castletroy.

This location benefits from a large volume of passing traffic with good access to both Limerick City Centre and the Ring Road.

## ACCOMMODATION

Yard Area	1,661 Sq. M. (17,883 Sq. Ft.)
Warehouse Area	204 Sq. M. (2,195 Sq. Ft.)
Office / Show Room 1	36 Sq. M. (387 Sq. Ft.)
Office / Show Room 2	27 Sq. M. (290 Sq. Ft.)
First Floor Storage Area	60 Sq. M. (645 Sq. Ft.)

The entire holding comprises of a ground floor area of c. 2 hectares or .5 acres.

<b>Fit Out</b>	The subject units are currently partly fitted out.
<b>Services</b>	We understand the subject units are fully serviced.
<b>Rent</b>	€45,000. per annum.
<b>Building Rates</b>	TBC
<b>Water Rates</b>	Subject to usage.
<b>Service Charge</b>	TBC
<b>Insurance</b>	TBC
<b>Planning Permission</b>	Existing planning on the subject property is for "Plant Hire Machinery Storage and Repair".

## VIEWING - By appointment only with Brian O'Dwyer

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.