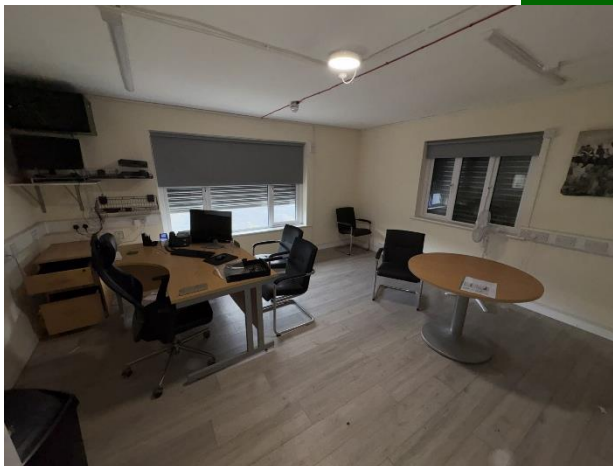




Unit 12, Galvone Industrial Estate,
Limerick, V94 132V



Price
€350,000

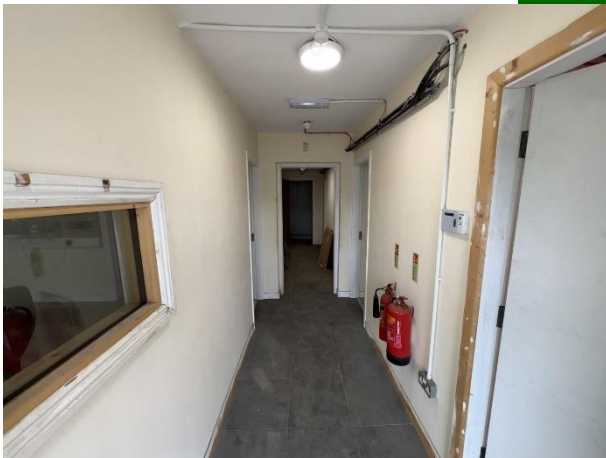




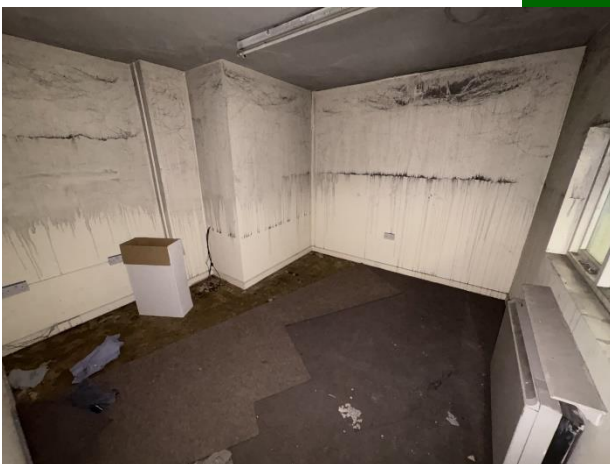
GVM welcome to the market this industrial / warehouse building of approx. 1,196 sq.m / 12,873 sq.ft. The site area extends to circa. 1 acre with a large circulation area and parking.



There is also a single storey derelict storage building situated on the site next to the western boundary. To the front of the warehouse there is a two storey office section, the ground floor of which provides comfortable and modern office accommodation of approx. 69 sq.m / 742 sq.ft.



The first floor offices are fire damaged and require complete repair and refurbishment. The warehouse building comprises two sections. The eaves height is approx. 4.5 metres.





LOCATION:

Located in the Galvone Industrial Estate on the southern environs of Limerick City. Galvone Industrial Estate is located less than 200 metres from Childers Road and approximately 2.75 km from the city centre and 2 km from Junction of the M7 and M20. The property is located at the very eastern end of the estate, on the southern side of the main road serving the estate and is in close proximity to the Clonlong Halting Site. The area mainly consists of older industrial buildings and manufacturing facilities, with surrounding residential developments to the south and east.



Galvone Industrial Estate is a well-established industrial area located approximately 3 km southeast of Limerick City Centre, bordered by Childers Road to the north and the South Hill Housing Estate to the south. Developed in the early 1970s, the estate comprises around 20 purpose-built industrial warehouse and distribution units situated along a cul-de-sac estate road. Galvone Industrial Estate is well-served by public transportation. Nearby bus stops include Lilac Court and Roxboro Garda Station, with bus lines 301, 303, 51, 329, and 347 providing access. The estate is also within walking distance of Limerick (Colbert) train station.





Property Directions:

Enter Eircode V94 132V in your mobile device. GVM sign erected.

Agent Information:

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Disclaimer

These particulars do not form any contract and are for guidance purposes only. Computer generated images, maps and plans are not drawn to scale and measurements are approximate and for guidance only. Intending purchasers must satisfy themselves as to the accuracy of detail given to them verbally or as part of this brochure. Such information is given in good faith and believed to be correct. However neither the vendor nor their agents shall be held liable for any inaccuracies therein.

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