

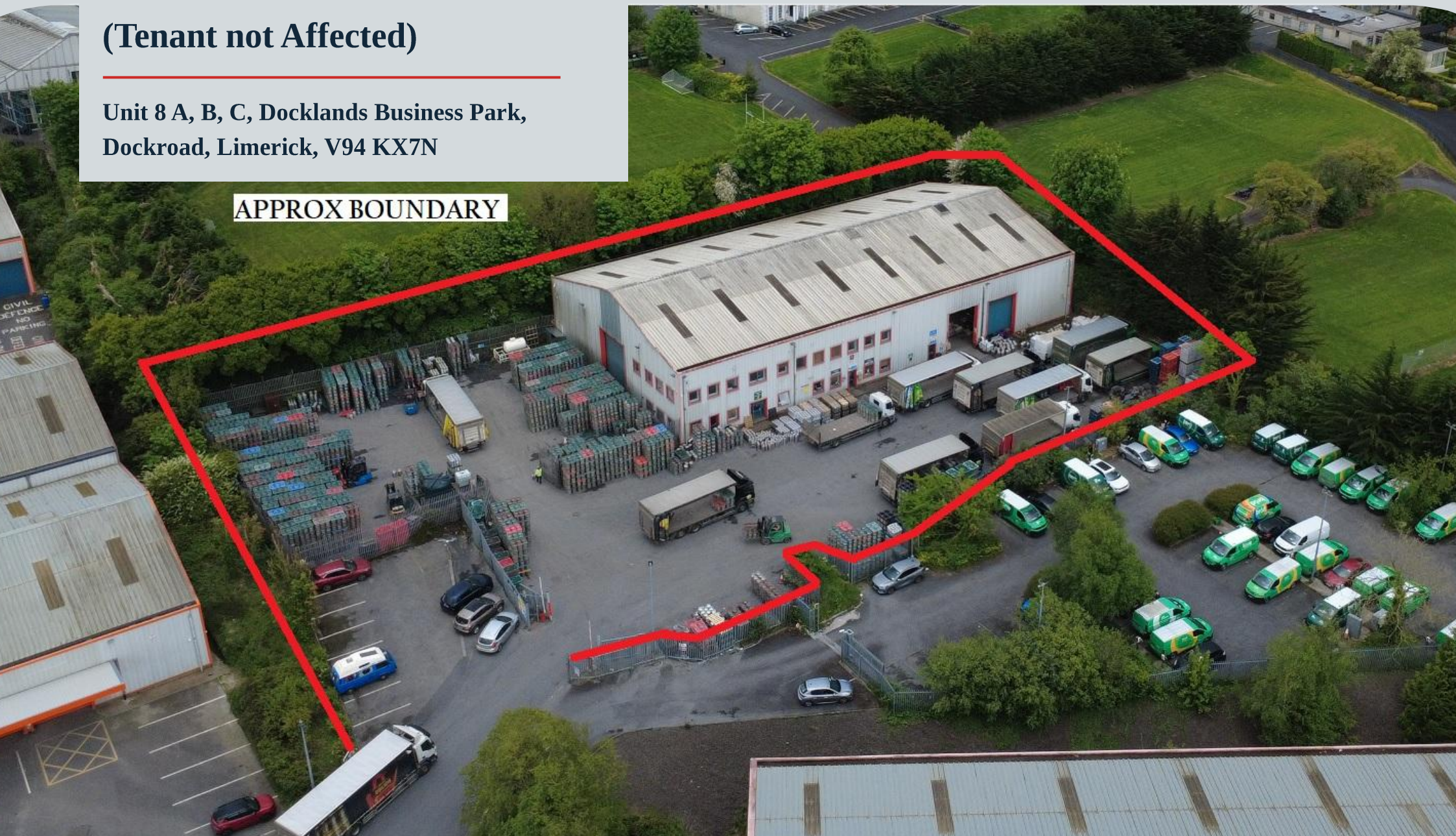
FOR SALE

Rooney

Warehouse/ Industrial Investment (Tenant not Affected)

**Unit 8 A, B, C, Docklands Business Park,
Dockroad, Limerick, V94 KX7N**

APPROX BOUNDARY





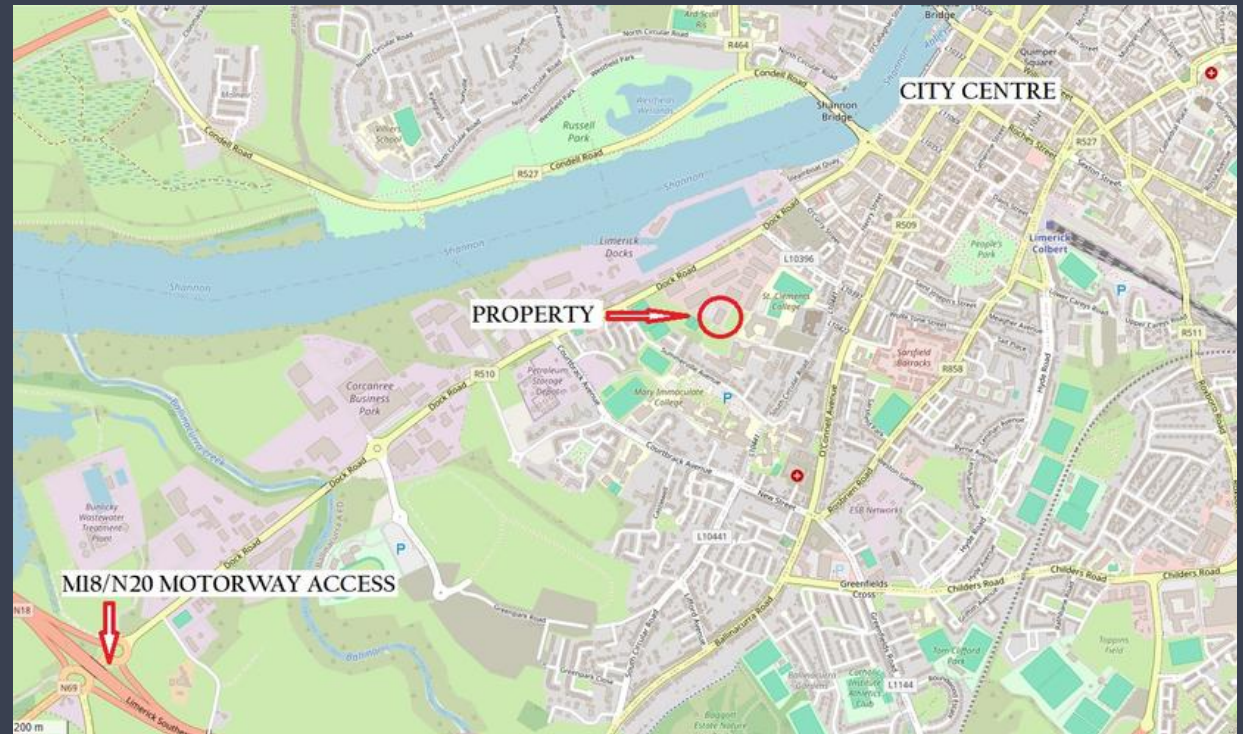
LOCATION

The Docklands Business Park is home to a number of occupiers such as An Post, Limerick Self Storage, Precision signs, Noonan Services, and Iron Mountain Records Management. The park was developed in the 1990's and is an attractive location with close proximity to Limerick City and Junction 1 of the M18 motorway which connects to the M7 & M20 motorways.

DESCRIPTION

Large high bay industrial/warehouse unit with internal offices and external yard. The property comprises of a high bay industrial unit with an eave height of 7.35 metres. The interior perimeter walls comprise of concrete block up to approximately two thirds eave height and concrete floor. There are three roller shutter doors, one to the side and two to the front.

Internally offices have been constructed with reinforced concrete/block work comprising two levels of offices - ground floor and first floor. Externally the property is two yards, one to the side and one to the front. These yards provide ample storage and parking spaces and drop off/collection areas.





APPROX BOUNDARY

Schedule of Accommodation

Description	Sq. m.	Sq. Ft.
Main Warehouse	1,045.00	11,248.00
Ground Floor Offices	145.60	1,567.00
First Floor Offices	214.50	2,308.00
Total	1,405.10	15,124.00



Lease

The property is currently fully occupied by Comans Beverages Ltd. with lease expiry and term certain until 2031. Comans Beverages Ltd. would be considered a very strong covenant.

Guide Price

€1,550,000

Comment

Excellent opportunity to acquire a large modern warehouse/industrial unit in Limerick City. Let to a strong covenant at market rent. The attractiveness of the unit is also enhanced by the fact of it having a large yard/ storage area.

AGENT

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Rent Review

The rent review was carried out and agreed with a new effective rent of €132,000 effective from 1st October 2025

BER Details



BER Number: 801149808

BER Rating: C2

Energy Performance Indicator: 158.57 kWh/m²/yr

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