

FOR SALE BY PRIVATE TREATY

Units 1-3 Blackberry Business Park,
Dock Road, Limerick



Industrial Investment Opportunity

Units 1-3 Blackberry Business Park, Dock Road, Limerick

1648 sq m / 17,745 sq ft (GEA)

- Opportunity to acquire three modern industrial units suitable for a variety of uses
- Property extends to approx. 1648 sq m (17,745 sq ft) (GEA)
- Internal eaves height of 9 meters
- Ample car parking and circulation area to the front and rear of the property
- All units are currently occupied with a passing rent of €83,758 (excl VAT) per annum
- Tenants Not Affected

Contact

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Location

Limerick City is the driver of economic activity in the Mid-West Region and focal centre for retail, commercial and third level educational activity in the area. General transport infrastructure in the Limerick area is strong with numerous national roads and motorways converging.

The subject property is located on the Dock Road which is Limericks hub for industrial, logistics and retail warehouse uses. The subject property is situated approx. 3km from Limerick City and extremely accessible with direct access to the N18 and N69 road networks

Description

The subject property comprises of three industrial units extending to a Gross External Area of approx 1648 sq.m (17,745 sq.ft). Unit no1. has an additional 4,000 sq.ft approx at mezzanine level. Eaves height – 9 meters approx

Unit 1 - 7,119 sq.ft GEA - Urban One Gym

Unit 2 – 3,507 sq.ft GEA – ALC Construction

Unit 3 - 7,119 sq.ft GEA – Limerick Gymnastics Club

The Glazing façade on front and rear elevation offers an abundance of natural light throughout the units. The subject property offers ample car parking to the front, back and side elevations. Unit 2 has the benefit of its own secure gate to the rear.

Lease Details

Details on application

BER

BER B3 BER C2

Guide Price

€1,250,000 (ex VAT)

Viewings:

By appointment with Cushman & Wakefield



Contact:

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Conditions to be noted: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms> or can be requested from your local Cushman & Wakefield office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration Number: 002222.