

FOR SALE BY PRIVATE TREATY

**Unit 8C, Crossagalla Business Park,
Ballysimon Road, Limerick**



Industrial Investment Opportunity

Unit 8C Crossagalla, Business Park, Ballysimon, Limerick

1320 sq m / 14,000 sq ft (GEA)

- Opportunity to acquire modern stand-alone industrial warehouse
- Property extends to approx. 1320 sq m (14,000 sq ft) (GEA)
- Ground Floor – 975 sq m (10,500 sq ft)
- First Floor – 325 sq m (3,500 sq ft)
- Clear internal eaves height of 8 meters
- Site area of 0.76 Acres with car parking to the front and generous ancillary yard
- 4x roller shutters to front and side elevations
- Currently occupied by 3 tenants with a passing rent of €60,340 per annum

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 just off Ballysimon Road in Crossagalla Business Park, approximately 2.5 km east of Limerick City Centre. The business park is located amongst an established commercial area with Eastlink Business Park, City East and Delta Retail Park all located in close proximity.



Description

The property comprises a stand alone industrial warehouse extending to a Gross External Area of approx. 1,320 sq m (14,000 sq ft) inclusive of a 325 sqm (3,500 sq ft) at first floor level which currently accommodates offices, canteen and storage area

Eaves Height – 8 Meters approx

The subject property is currently sub divided into three separate units which are all currently held under lease with the last lease due for expiry in July 2025.

Car Parking provided to the front with generous ancillary yard to the side of the property. The subject property is secured with steel fencing and gates.

BER details

BER – **BER E2** **BER C2**

Guide Price

Seeking offers in excess of €900,000 (ex VAT)

Rates

€7,909 (2023)

Viewings:

By appointment with Cushman & Wakefield



Contact:

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| Contact : | Darren Kelly |
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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.