

TO LET

**Unit 13B Annacotty Business Park
Annacotty
Limerick**



Unit 13B Annacotty Business Park, Limerick Industrial/ Warehouse Unit Approx 1,673 sqm / 18,013 sq.ft

Property Highlights

- Refurbished industrial /warehouse unit located within the established, Annacotty Business Park, Limerick
- Situated in a highly accessible location with easy access to the M7 motorway.
- The property comprises of an open plan industrial/warehouse unit extending to approximately 1,673 sqm/18,013 sq.ft GEA
- Property benefits from a roller shutter and dedicated on-site surface level car parking
- BER Rating: C3

Contact

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The Location

The subject property is situated within Annacotty Business Park, approximately 15.5 km east of Limerick City.

Annacotty Business Park is a well-established industrial district in Limerick, offering excellent access to the M7 motorway, providing efficient connectivity to Dublin, Galway, and Cork.

The park is home to a number of prominent occupiers, including DPD, Fusion Logistics, STL, Teleflex, Shortt Steel, and Serosep

Description

The property comprises mid-terrace industrial/warehouse accommodation, offering a completely open-plan layout. Glazing on ground and roof level provides excellent levels of natural light throughout.

To the rear the property benefits from roller shutter access, surface level car parking and an eaves height of 5m. The front of the unit offers ideal office/amenity area with extensive glazing and a 2.8m eaves height. Ridge height of 9.7m

The property has recently undergone refurbishment works and presents in excellent condition throughout and is available for immediate occupation,

Schedule of Accommodation

Accommodation	sqm (GEA)	sq.ft (GEA)
Unit 13B Annacotty	1,673	18,013

BER Details

BER Rating: C3
BER Number: 801107699
Performance Energy Rating: 123.37 kWh/m2/yr

Rent

On Application

Viewings

Viewing by appointment with letting agents
Cushman & Wakefield



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