

FOR SALE BY PRIVATE TREATY

**Units 7A&B, Docklands Business Park
Dock Road, Limerick**



**Industrial Opportunity
Unit 7A&B Docklands Business Park, Dock Road,
Limerick
912 sq m / 9,817sq ft (GEA)**

- Opportunity to acquire a modern industrial Unit.
- Unit 7A&B Extends to approx. 912 sqm / 9,817 sq.ft (GEA)
- First Floor offices of approx. 517 sq.ft
- Unit 7A&B has a minimum eaves height of 5.6 meters and maximum of 7.8 meters approx.
- Benefit of two roller shutter doors
- To be sold with benefit of full vacant possession

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. Transport infrastructure in the Limerick area is extremely strong with numerous national roads and motorways easily accessible from the property which include the N69, N18, M7 and M20.

The subject property is located in the Docklands Business Park on the Dock Road, only 1km from Limerick City Centre. The Dock Road is one of the main arterial routes into Limerick City and is a prime industrial location within the city. Docklands Business park includes occupiers such as An Post, STL, StorageWise and Comans Beverages.



Description

Units 7A&B Docklands Business Park presents a prime opportunity to acquire an industrial unit on the doorstep of Limerick City.

Unit 7A&B accommodates a combined warehouse floor area of approx. 9,300 sq.ft GEA. There is a reception/lobby area and WC facilities at ground floor level extending with approx 517 sq.ft of offices at first floor level

The unit benefits from two roller shutter doors and has solid concrete floors

BER

BER D1

Guide Price

€930,000 (VAT not applicable)

Viewings:

Strictly by appointment with sole agents Cushman & Wakefield



Contact:

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