

FOR SALE BY PRIVATE TREATY - Tenant Not Affected
Unit 12, Docklands Business Park,
Dock Road, Limerick



Industrial Investment Opportunity – Tenant Not Affected
Unit 12 Docklands Business Park, Dock Road, Limerick
1867 sq m / 20,099 sq ft (GEA)

- Opportunity to acquire modern stand-alone industrial warehouse with ancillary car park approx 0.5 Acres
- Property extends to approx. 1867 sqm / 20,099 sq.ft (GEA)
- Ground Floor – 1,567 sqm / 16,874 sq.ft
- First Floor – 299 sqm / 3,225 sq.ft
- Minimum eaves height of 6.5 meters
- 3x dock levelers with a truck turning bay and van loading area
- Fully occupied by An Post with a passing rent of €170,000 per annum
- Lease Expiry June 2031.

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 STL, StorageWise and Comans Beverages

Description

Unit 12 Docklands is a detached industrial warehouse extending to a combined GEA of 1867 sqm / 20,099 sq.ft spread over ground and first floor level. The ground floor accommodation includes warehouse and office use with a locker room, canteen, WC facilities and further offices on the first floor. The property benefits from electronic security gates, three dock levelers, truck turning bay, van loading area and a minimum eaves height of 6.5 meters

The property is currently fully occupied by An Post and used as a mail sorting depot and parcel collection point with lease expiry and term certain until June 2031

The property includes a secure and gated tenant car park of approx. 0.5 acres, located at the opposite end of the Docklands Business Park which is under license, running co terminus with the lease.

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Guide Price

€2,200,000 (VAT not applicable)

Viewings:

Strictly by appointment with sole agents Cushman & Wakefield



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