

## To Let Commercial Unit



### The Loughmore Centre, Raheen Business Park, Limerick.

- Commercial extending to approx. 107.7 sq.m (1,160 sq. ft).
- Suitable for a variety of uses e.g. medical / offices (s.p.p)
- Currently fitted as a dance studio.
- Includes on site car parking spaces.
- Convenient access to Limerick City & Motorway



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### Location:

Raheen Business Park is strategically located approximately 5 kilometres southwest of Limerick city. The Loughmore development benefits from a high-profile location fronting Loughmore Road, one of the main distributor roads within the business park. The location is highly accessible to the motorway, University Hospital and the city centre. Other occupiers within the park include Regeneron, Analog, Stryker, HSE, and Dell. The unit is also close to the Eli Lilly \$500 million new manufacturing facility currently under construction.

### Description:

The Loughmore Centre is a mixed-use commercial development incorporating office accommodation together with a crèche and includes four interconnecting blocks extending in total to approximately 4,088 sq.m (44,000 sq. ft). Externally the development offers on site car parking.

The subject office suite is located on the ground floor and comprises a large open plan area together with reception area and toilets. The accommodation is currently fitted out as a dance studio but could be used for a variety of uses e.g. office, medical (subject to p.p).

### Accommodation:

The accommodation extends to approximately 107.7 sq.m (1,160 sq.ft).

**BER Rating:** B3. **BER Numbers:** Available from Mark Cusack. **Energy Performance Indicator:** 317.69kWh/m<sup>2</sup>/yr – 4083.08kWh/m<sup>2</sup>/yr.

**Asking Rent:** €30,000 per annum (plus VAT if applicable)

**Lease Terms:** Flexible terms available

**Service Charge approx.** €3,000 per annum

**Rates approx.** €2,000 per annum

### Viewing:

By appointment with Mark Cusack, 061 209000



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