

FOR SALE

TENANT UNAFFECTED

**Unit 13 Saggart Road,
Raheen Industrial Estate,
Limerick**



**CUSHMAN &
WAKEFIELD**



Unit 13, Saggart Road, Raheen Industrial Estate Industrial/ Warehouse Unit Approx 1,625 sqm / 17,500 sq.ft

Property Highlights

- Prime industrial /warehouse unit located within the one of most highly sought after business parks in the mid west region.
- Prominent location within the park with frontage onto both Saggart Road & Ballycummin Avenue
- Currently occupied by Munster Logistics under a 5-year lease due to expire in February 2029.
- The property comprises of an open plan industrial/warehouse unit extending to approximately 1,625 sqm / 17,500 sq.ft GEA incorporating approx 440 sq.ft of office space at ground floor level and 525 sq.ft at mezzanine level
- The property benefits from 18 car parking spaces, generous yard, Three roller shutters and one dock leveller.

CONTACT

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The Location

Raheen Industrial Estate is a large industrial and commercial park situated approx 7km from Limerick City Centre and is one the most highly sought after business parks in the mid-west region. The subject property is easily accessed via the M20 motorway which connects Limerick to Dublin, Cork and Galway. Raheen Industrial is home to a wide range of domestic and International companies including Analog Devices, Eli Lilly Regeneron, Stryker, HSE, and Kiby

Unit 13 is centrally located within Raheen Industrial estate and benefits from great profile onto Saggart Road & Ballycummin Avenue

Description

The property comprises a standalone industrial unit on an overall site of 0.8 acres

The property is accessed via Saggart Road and benefits from a generous yard/ circulation area along with 18 surface level car parking spaces. The front elevation is fitted with three 5m high roller shutters and 1 dock levellers . Property eaves height of 6M

The property incorporates approx. 440 sq.ft of offices at ground floor along W.C facilities. An additional store area at mezzanine level extends to approx. 525 sq.ft

BER Details

BER Rating: D
BER Number: 801191982

Lease Details

To be sold with tenants in situ. Currently occupied by Munster Logistics under a 5-year lease with a passing rent of €100,000 ex vat per annum. Lease expiry in Feb 2029. Deed of Renunciation in place.

Guide Price

€1,850,000 ex vat

