

**TO LET**

**Ground Floor,  
Return Offices,  
91 O'Connell Street,  
Limerick.**



- EXTREMELY WELL LOCATED GROUND FLOOR OFFICES
- SELF CONTAINED SUITE WITH FRONT & REAR ACCESS
- ATTRACTIVE & BRIGHT OFFICE
- OFFICES MAINLY OPEN PLAN IN NATURE

**PROPERTY  
PARTNERS**

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**de Courcy  
O'Dwyer**

**Location:** The subject property is located on O'Connell Street, Limerick's main thoroughfare with adjoining occupiers comprising of accountants, architects, solicitors, engineers etc.

**Description:** The subject property comprises of a ground floor return unit which comprises of a very prominent and well present mid terraced Georgian building. The subject unit is mainly open plan in nature with attractive features.

**Accommodation:** The net internal area of the subject unit comprises of the following:

Ground floor return area: 1,500 Sq. Ft.

**Services:**

We understand that all main services are available to the property.

**Serviced Offices:**

Please note there is an option for these offices to be let fully services ie reception, typing, boardroom facility etc.

**Rent:** €15,000 per annum plus VAT if applicable.

**Rates:** €2,500 per annum

**Building Insurance:** €500 per annum

**Light & Heat:** €1000 per annum

The above rates & service charge were supplied by our clients & correct at time of going to print.

**Viewing:**

Strictly by prior appointment with

**Brian O'Dwyer**

**Tel:** 061 410410

**Email:** bodwyer@propertypartners.ie



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