

OFFICE

**Dromore House
Shannon
Co. Clare**

POWER
& ASSOCIATES

TO LET



BER C3

- Prime Office Accommodation in a prime business location in the Mid-West of Ireland.
- Ground Floor Grade A Office Suite extending to 814 sq. metres (8,762 sq. feet) with fully fitted office accommodation and on site car parking.
- Existing High Profile Tenants at the Property include Intel and Wipro.
- Highly Accessible location by Motorway, Airport & Public Transport.

tel: +353 61 318 770

www.powercs.ie

LOCATION

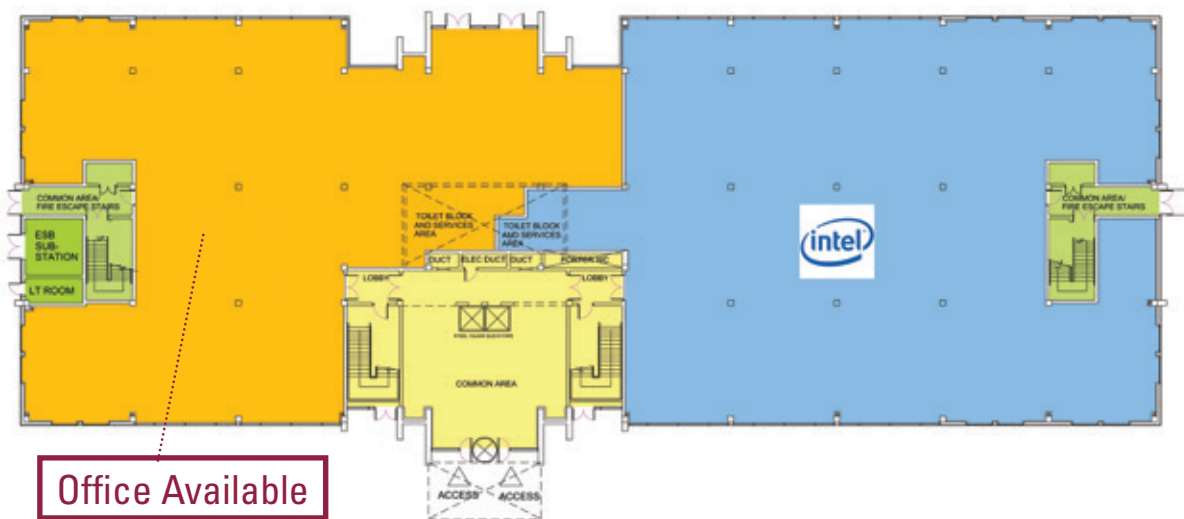
Dromore House is strategically located at East Park, on the Eastern Environs of Shannon, Co. Clare. Shannon Town Centre is located approximately 2km west of Dromore House and the M18 is located approximately 0.5km east of Dromore House, the M18 connects Shannon to Limerick City located 16km southwest of Shannon & Ennis located 17km north of Shannon. Shannon is a major hub for international investment in the mid-west region of Ireland. The location is home to many high profile international companies including Intel, Wipro, Genworth Financial, Luftansa Technik, Mentor Graphics, Zimmer, GE Capital and Molex.

Dromore House occupies a high profile site fronting onto East Park to the west of Shannon Town Centre and the R471 regional road, which links Shannon to the M18, is adjacent to the Site. The location is very accessible given its proximity to the N18/ M18 (Limerick / Ennis / Galway Route) which links Shannon to Limerick & Galway, the principal cities of the mid-west and west of Ireland.

Limerick City, the largest urban centre in the mid-west region of Ireland and third largest city in Ireland, is located 16km southeast of Shannon, Limerick is linked to Shannon by the N18 a high quality dual carriageway road, which connects with the M18 north of Shannon. Limerick City is home to the Mid-West Regions two largest third level institutions Limerick Institute of Technology & University of Limerick



AERIAL VIEW



Dromore House comprises a landmark office building extending to a total floor area of approximately 7,522 sq. m. (80,966 sq. ft.) on a large site of 1.92 hectares (4.75 Acres) with 403 surface car spaces. This prestigious office property comprises a modern grade A office block with four floors of quality office accommodation. Externally the building is finished with full height glazed curtain walling and polished concrete façade to the main elevations of the building, with a roof terrace on the third floor. The office space currently available at the property comprises a ground floor office suite extending to a total floor area of 814 sq. metres (8,762 sq. feet). The suite has the benefit of full fit out to include Open Plan Office Accommodation, Canteen, Ladies, Gents & Disabled Toilet Accommodation, UPS Room, the suite is fitted with Suspended Ceiling, C2 Lighting, Air Conditioning, 150 mm Raised Access Floors with Power & Data Cabling Throughout. Full Height Glazing on the Perimeter Walls provide an excellent natural light to the accommodation.

LEASE TERMS

Details available on Application.

RENT

Details available on Application.

RATEABLE VALUATION

The property has a rateable valuation of €382.00.

SERVICE CHARGE

The common areas of the site and Building are Subject to a Service Charge, details are available on Application.

CONTACT

Patrick Seymour
Power & Associates
Tel: 00 353 61 318770
Email: patrick@powercs.ie
PSL No: 001297-001336



Disclaimer Policy:

These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. Power & Associates and the Vendor/Lessor give notice that: • These particulars do not constitute any part of an offer or a contract. • All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor. • None of the statement contained in these particulars as to this property are to be relied on as statements or representations of fact. • The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchasers/Lessees shall satisfy themselves by inspection or otherwise as to their correctness. No omission, accidental error or misperception shall be a ground for a claim for compensation or for the rescission of the Contract by either the Vendor /Lessor or the Purchaser/Tenant. • Neither the Vendor/Lessor nor Power & Associates nor any person in their employment has any authority to make or give any representation or warranty in relation to the property. • Prices are quoted exclusive of VAT (unless otherwise stated) and all the negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.

PSRA Licence No. 001297



• Commercial Property Consultants • Estate Agents • Chartered Valuation Surveyors • Asset & Property Managers

Limerick: 51 O'Connell Street, Limerick V94 HPH9 • tel: +353 61 318 770 • email: limerick@powercs.ie

Galway: Spanish Parade House, 13 Lower Merchants Road, Galway H91 W1EH • tel: +353 91 567 331 • email galway@powercs.ie

Athlone: 17A Mardyke Street, Athlone, Co. Westmeath N37 W567 • tel: +353 90 648 9000 • email: athlone@powercs.ie