

OFFICE

Office 5
Crescent Court
St. Nessian's Road
Dooradoyle
Limerick

POWER
& ASSOCIATES

TO LET



BER C2

Fully fitted own door office unit of approximately 115 sq. m. (1,237 sq. ft.)

Prime Suburban Location in the Centre of Dooradoyle, with On Site Car Parking

Modern Office Space comprising of Open Plan Office Accommodation, Meeting Room, Boardroom, Kitchenette & Toilet Accommodation.

Available in late 2016.

tel: +353 61 318 770

www.powercs.ie

LOCATION

Crescent Court is located at St. Nessian's Road in the centre of Dooradoyle, a major residential and commercial suburb of Limerick City. The property is located within a short walking distance of The Crescent Shopping Centre, County Hall and University of Limerick Hospital. Occupiers in this prime development include Permanent TSB Bank, Lynch Fitzgerald Accountants, Shannon Doc and Keatings Pharmacy.

DESCRIPTION

The property comprises a fitted first floor office with own door office entrance. Internally the property is fitted out to a high standard with accommodation including open plan office, boardroom, meeting room, ladies and gents toilets and kitchenette. The property is heated by air conditioning and is finished with plastered and painted walls, suspended ceiling and lighting and carpet floors. Car parking is provided in the surface car park in the development.

ACCOMMODATION:

The approximate gross internal floor areas are as follows:

Description:	Area (sq. metres)	Area (sq. feet)
First Floor Office	115	1,237
Total:	115	1,237

BER RATING



BER No: 800456048

Energy Performance Indicator: 434.74 kWh/m2/yr 1.19

RATEABLE VALUATION

2015 Commercial Rates – Approx. €1,500

QUOTING RENT

€18,500 per annum exclusive

SERVICE CHARGES

Details Available on Application

VIEWING

Strictly by appointment with the sole agents
Power & Associates

AVAILABILITY

The property will be available for occupation no later than December 2016. Terms can be agreed on the property in advance of December 2016 as the existing tenant is due to vacate the property during the course of the year in 2016.

CONTACT

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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:

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- None of the statement contained in these particulars as to this property are to be relied on as statements or representations of fact.
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- 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

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