

## OFFICE

Office 5  
Crescent Court  
St. Nessel'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](http://www.powercs.ie)**

## LOCATION

Crescent Court is located at St. Nessel'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
<b>Total:</b>	<b>115</b>	<b>1,237</b>

## 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:

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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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Commercial Property Consultants • Estate Agents • Chartered Valuation Surveyors

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