

**TO LET**

**Ground Floor Offices,  
21 Mallow Street,  
Limerick.**



- OFFICE ACCOMMODATION OF 382 SQ. FT.
- LAID OUT TO INCLUDE FRONT AND BACK OFFICES
- RATES FOR 2015: €885.60
- RENT: €4,000 PER ANNUM (PLUS VAT IF APPLICABLE)
- SERVICE CHARGES: NOT APPLICABLE
- WATER RATES: SUBJECT TO USAGE
- BUILDING INSURANCE: €400 PER ANNUM

## Location:

The subject property is well located on Mallow Street with surrounding occupiers comprising of a mixture of offices and residential and just a short walk from city centre.

## Description:

The subject property comprises of a ground floor office suite with front and rear office areas.

**Accommodation:** The subject unit comprises of approximately the following area:

**Ground Floor Area:** 382 Sq. Ft.

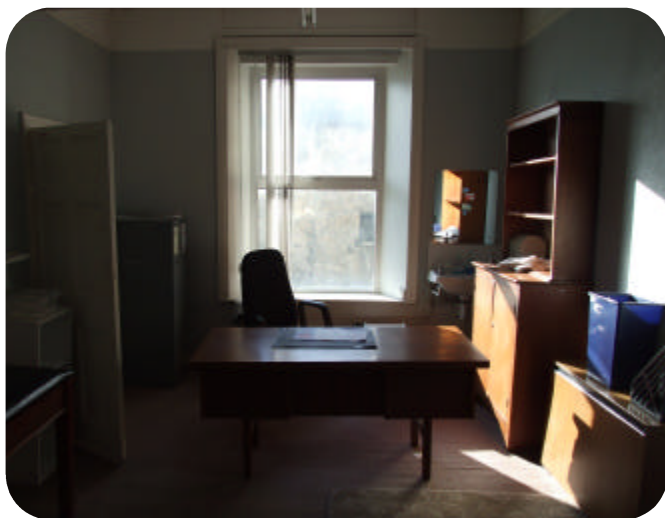
## Services:

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

Please note all outgoings quoted were provided by our client and taken as correct at time of going to print.

**Rent:** €4,000 per annum (plus VAT if applicable)

**BER:** Exempt



## Viewing:

Strictly by prior appointment with **Brian O'Dwyer**

**Tel:** 061 410410 / **Email:** bodwyer@propertypartners.ie

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