

**TO LET**

**Penthouse Office Suite,  
Ivernia Hall,  
97 Henry Street,  
Limerick.**



- VERY ATTRACTIVE OFFICE SUITE OF C. 3,000 SQ. FT.
- UNIT COMPRISES OF CELLULAR & OPEN PLANNED OFFICES.
- UNIT BENEFITS FROM A MEZZANINE FLOOR C.1,400 SQ. FT.
- ACCESS TO 2 OUTSIDE BALCONY AREAS WITH UNRESTRICTED VIEWS OF LIMERICK CITY.
- BUILDING IS LIFT SERVICED WITH 4 UNDERGROUND CAR PARKING SPACES.
- BER RATING: E1

**Location:**

The subject property is located on the North side of Henry Street one of Limerick's main arteries and an area that has seen extensive commercial & residential development in recent years. Other occupiers of the building include The Limerick Post, Punch Consulting & William Bird Limited etc.

**Description:**

The subject property comprises of a fourth floor penthouse office suite which has been fitted out to a very high standard to include open plan and cellular offices with an open plan first floor mezzanine area. This property also benefits from a large courtyard area with unrestricted views of the city.

**Accommodation:**

Office Area: c.3,000 Sq. Ft.

Mezzanine Area: c.1,400 Sq. Ft.

**Car Parking:**

4 car parking spaces in underground car park.

**Services:**

We have been advised all main services are available to the subject property.

**Rent:** €30,000 per annum plus VAT if applicable.

**Service Charge:** €3,530.80 per annum (plus VAT)

**Rates:** €9,000 per annum(2015)

**BER:** E1



The above out goings 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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