

To Let
Unit 1,
IBS House,
Dublin Road,
Limerick.



- Very well located office unit fronting onto the Dublin Road
- Fully fitted out to a high standard
- Rear access to parking, loading and unloading
- Own door ground floor unit
- **RENT:** €12 per sq. ft. or €14,250 per annum plus Vat if applicable

Location:

The subject property is located fronting on to the Dublin Road on the outskirts of the City Centre. The surrounding area is a mixture of Residential and Commercial nature.

This location benefits from ease of access to Limerick's main arteries.

Description:

The subject property comprises of a ground floor commercial unit which has been fitted out to a good standard throughout. The unit benefits from rear loading facilities and secure parking.

Accommodation:

The subject unit comprises of approximately 110 sq. m. (1184 sq. ft.)

Carparking:

There is one secure carparking space to the rear.

Services:

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

Building Insurance:

Included in Service Charge.

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

Rent:

€14,250 per annum.

Service Charge:

€1,184 per annum

Water Rates:

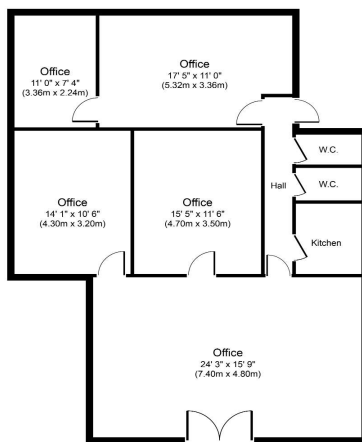
Subject to usage.

Building Rates:

€2,986 per annum. (2017)

BER Rating:

TBC



Approximate Floor Area
1,184 sq. ft.
(110.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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