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## TO LET

The Red Church,  
Henry Street,  
Limerick.



- LANDMARK OFFICE BUILDING
- HIGH PROFILE LOCATION
- LOCATED IN LIMERICK'S CBD
- FULLY FITTED OUT TO A HIGH STANDARD
- MANY ATTRACTIVE FEATURES THROUGHOUT
- 6 CAR PARKING SPACES

## Location:

The subject property is located in Limerick's prime office area circa 6 blocks from the city centre while still benefiting from good access to all Limerick's main arteries.

## Description:

The subject property comprises of a detached former church building comprising of two storeys over basement. The building has been fully fitted out and refurbished to a very high standard throughout with many original attractive features with all the conveniences of a modern office building. The floor space is a mixture of open plan and cellular offices. There are 6 car parking spaces in an adjoining multi storey car park.

## Accommodation:

The accommodation comprises of the approx following areas:

Ground Floor:	3,500 sq. ft.
First Floor:	3,000 sq. ft.
Basement:	<u>2,250 sq. ft.</u>
<b>Total</b>	<b>8,750 sq. ft.</b>

**Rates:** €16,128 per annum for 2015

**Services:** All main services are available

**Service Charge:** No service charge

**Building Insurance:** To be confirmed

**Rent:** €8 per Sq. Ft. - €70,000 per annum

Above rates and service charge supplied by client and correct at time of going to print



**BER:** Exempt (listed building)

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

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

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