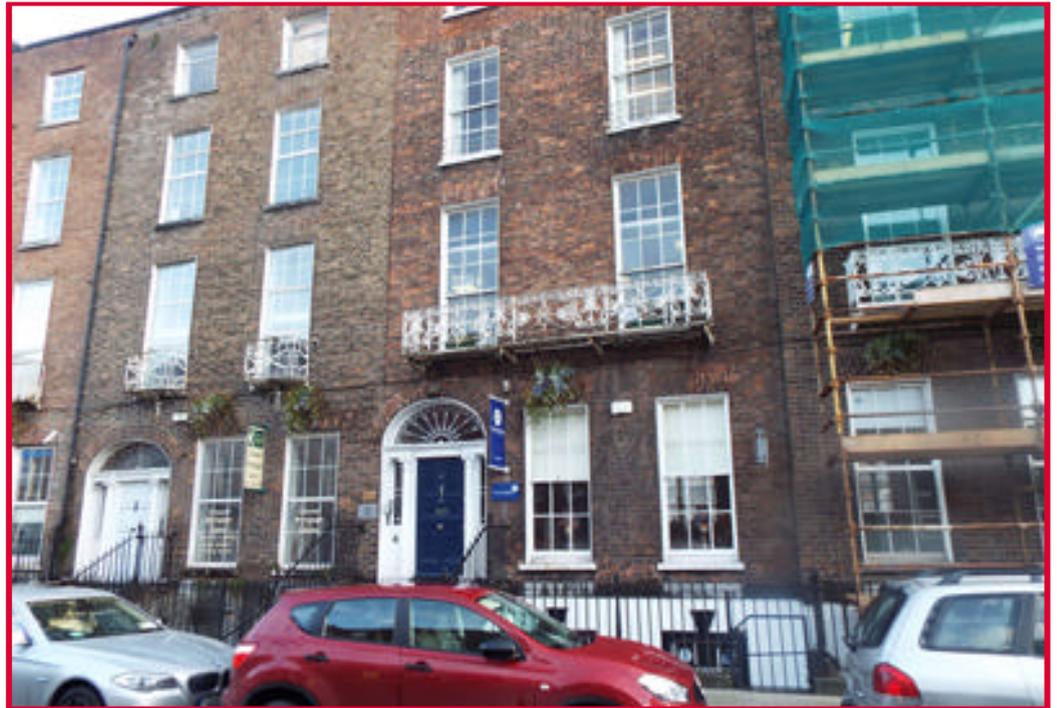


**TO LET**

**Basement,  
10 The Crescent,  
O'Connell Street,  
Limerick.**



- WELL LOCATED BASEMENT OFFICE
- UNIT CURRENTLY VACANT AND READY FOR OCCUPATION
- ADJOINING OCCUPIERS COMPRISE OF MAINLY SOLICITORS,  
ACCOUNTANTS, BROKERS ETC

**Location:**

The subject unit is well located in The Crescent, continuation of O’Connell Street, Limerick City Centre. This is a prime and central location.

**Description:**

The subject property comprises of a basement office unit with WC, WHB & storage rooms.

**Accommodation:**

The accommodation measured on a gross internal area basis comprises of the following:

Basement Area: 34 Sq.M. (365 Sq. Ft).

**Car Parking:**

There is no car parking with the subject property.

**Fit Out:**

The unit is currently fitted out for office use.

**Services:**

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

**Rent:**

€6,000 Per Annum Plus VAT if Applicable.

**Rates:** To be confirmed

**BER:** Subject building is BER exempt

**Building Insurance:** To be confirmed



**Viewing:**

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

**Tel:** 061 410410

**Email:** decourcyodwyer@propertypartners.ie

**Disclaimer**

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