

TO LET

**Part 5th Floor,
Riverpoint,
Bishop's Quay,
Limerick.**



- UNRIVALLED VIEWS OVERLOOKING LIMERICK CITY & SHANNON RIVER
- UNQUESTIONABLY LIMERICKS LANDMARK OFFICE BUILDING
- FLOOR AREA CIRCA 2,475 SQ. FT.
- RENT: €35,000 PER ANNUM
- RATES: €5,915 PER ANNUM
- SERVICE CHARGE: OFFICES AND CAR PARKING €7,227 PER ANNUM
- CAR PARKING: 5 SPACES

Location:

The subject property is extremely well located in this landmark office building overlooking Limerick City & the River Shannon. This location benefits from adjoining a host of local services and amenities to include bars, restaurants, hotels, boardwalks and unrivalled views of the river Shannon.

Description:

The subject property comprises of a part 5th floor fully fitted offices suite which is in very good condition throughout to include raised floors, suspended ceilings with cat 5 integrated lighting, air conditioning throughout, fire alarm system and extensive network cabling. The subject floor is serviced by 2 high speed lifts. The unit benefits from communal w.c., w.h.b. ladies and gents which have been fitted out to a very high standard.

Accommodation:

The office comprises of circa 2,475 sq. ft. with the layout of the accommodation comprising of approximately 5 cellular offices, 1 lounge area, 2 large meeting rooms, large open plan office area, kitchen area, coms room and the communal w.c. and w.h.b. which are not included in the overall floor area.

Fit Out: The entire accommodation is fully fitted out to a high standard and in a ready to walk in to condition.

Services:

All main services are connected to the building.

Rent: €35,000 per annum

Car Parking: 5 secure underground car parking spaces.

Lease Term: To be agreed.

Service Charge: For the office area - €6,187 per annum or €2.50 per sq. ft.
Service charge for the car parking area - €1040 per annum or €208 per space.

Rates: c. €5,915 per annum.

Please note the above are provided by the client and understood to be correct at the time of printing subject brochure.

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

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



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