



**FOR SALE**

**FIRST FLOOR OFFICES  
BEDFORD PLACE,  
HOWLEYS QUAY,  
LIMERICK V94K6YY**

**GUIDE PRICE: €325,000 plus VAT if applicable**

**BER D1**



## LOCATION

The subject property is located in Bedford Place, Howleys Quay at the junction of Henry Street and Shannon Street in the centre of Limerick City.

The surrounding area comprises of modern, residential and commercial developments. All services and amenities are available on your doorstep to include shops, bars, restaurants, hotels, bus services etc.

The Howleys Quay development fronts onto the River Shannon where from the promenade you have exceptional river views and beyond to the Clare Hills on a fine day. From here you can do the three bridges walk which is a stunning 3.6 km route on the banks of the River Shannon and passing some of Limericks most iconic landmarks. Nearby office occupiers include Holmes Solicitors, Cushman & Wakefield, Glass Lewis etc.

## DESCRIPTION

The subject property is located at Bedford Place, a corner building with five stories of offices over ground floor retail.

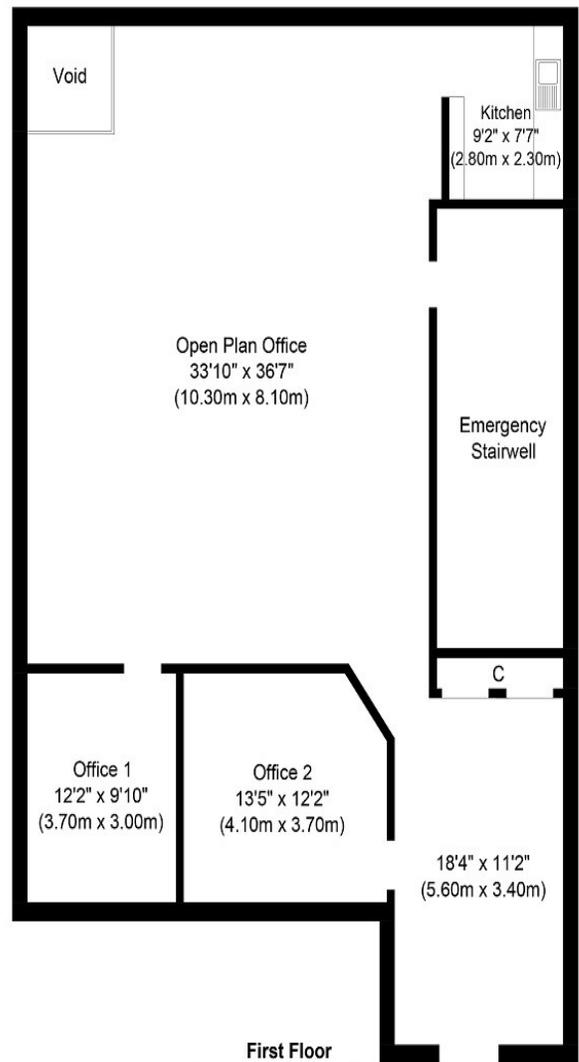
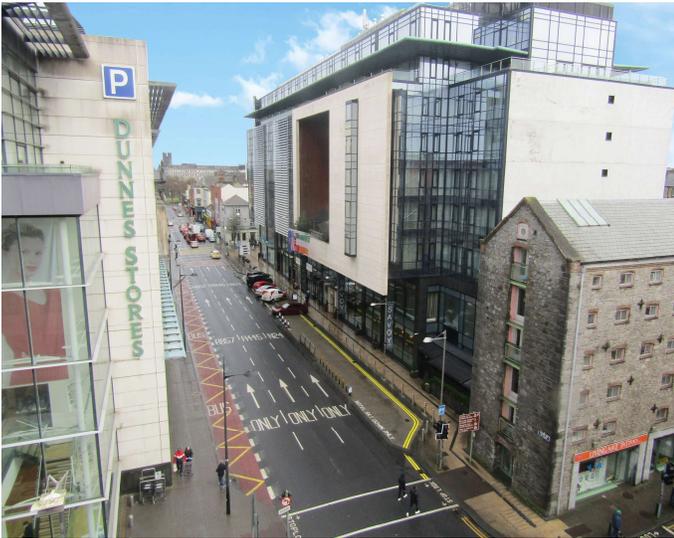
The building was constructed in circa 2000 and comprises of a red brick and stone clad façade with dual aspect glazed windows allowing extensive natural light throughout.

The subject unit is accessed via an entrance lobby from Shannon Street and is located at first floor level. The office accommodation which is serviced by a passenger lift has been fully fitted out to a good standard while the floor plate is mainly open plan in configuration with 2 cellular offices and fully fitted kitchen.

The communal W.C., W.H.B. are located on the landing.

This unit would be suitable for either an owner occupier or an investment property.





**First Floor  
Approximate Floor Area**

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 mis-statement. 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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## ACCOMMODATION (Approx.)

1,500 Sq. Ft. approx.  
(Excluding void area and emergency stairwell)

## Parking

Parking is available in the adjoining  
Howley's Quay multi storey car park.

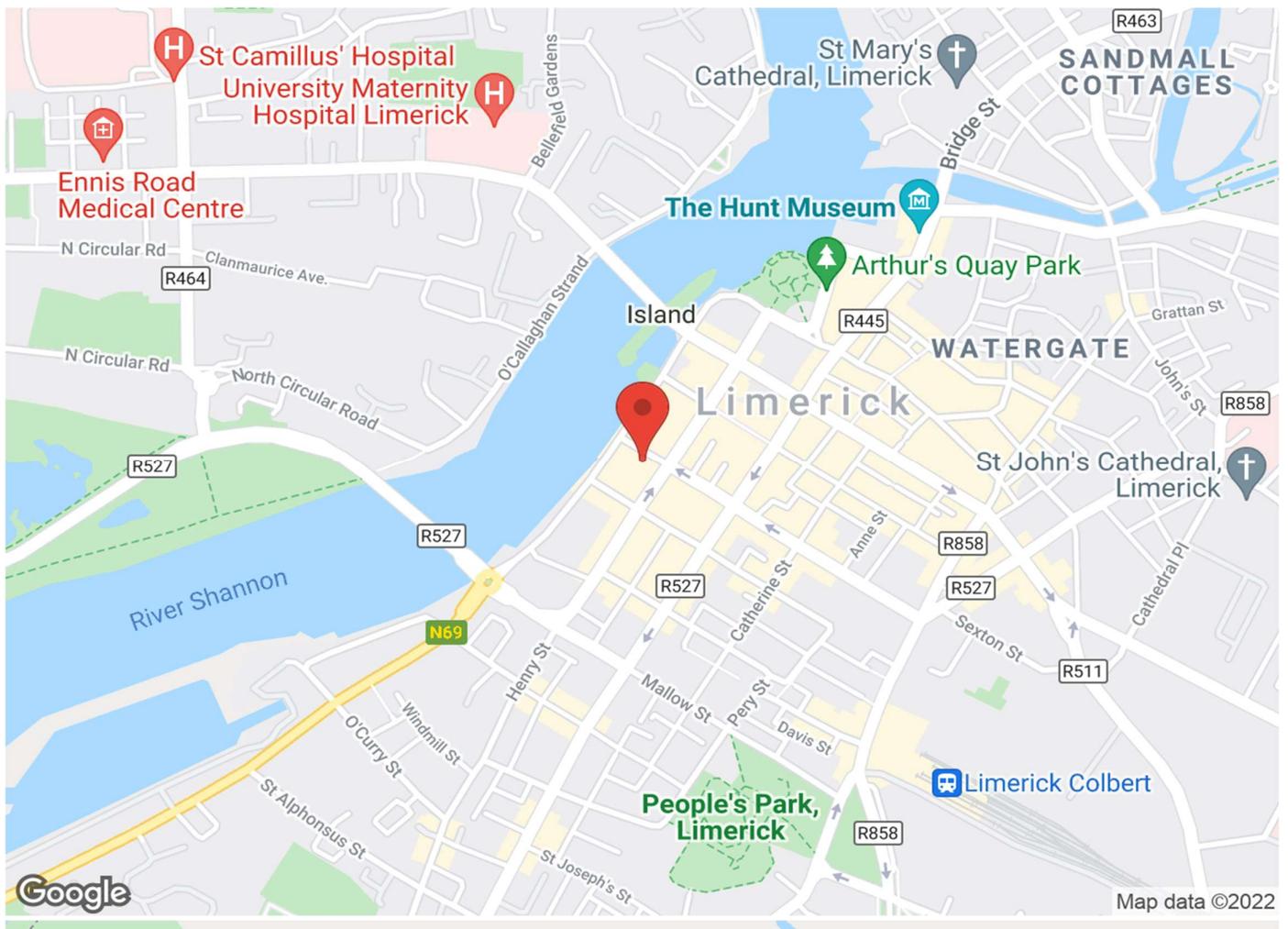
## OUTGOINGS

We have been advised by our client of the  
following:

Rates:  
€3,239 per annum (2021)

Management Company Name:

Bedford Place Management Company



## GUIDE PRICE

€325,000 plus VAT if applicable

## VIEWING DETAILS

By appointment only

## Contact Negotiator

Brian O'Dwyer

## BER

1<sup>st</sup> Floor – BER: D1 - BER No. 800826018

## Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER  
P: 061 410 410  
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**PROPERTY  
PARTNERS**

Disclaimer - These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners De Courcy O'Dwyer.