

**To Let**  
**Ground Floor**  
**Block 3**  
**Mary Rosse Centre**  
**Holland Road**  
**National Technological Park**  
**Limerick**



- VERY WELL LOCATED OFFICE UNITS
- FULLY FITTED OUT TO A GOOD STANDARD
- ACCESS TO ALL OF LIMERICK'S MAIN ARTERIES
- ADJOINING UNIVERSITY OF LIMERICK

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Barrack House, O'Connell Avenue, Limerick.

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de Courcy  
O'Dwyer

**Location:**

The subject property is located within the National Technological Park which adjoins University of Limerick just off the Dublin Road, C. 5 kms from Limerick City Centre.

**Description:**

The subject property comprises of a ground floor office unit which has been fully fitted out to a high standard. There are 5 private offices and an open plan training area.

**Accommodation:**

The subject unit comprises of approximately the following:

**Unit 1** : 2,440 sq. ft.

**Rates:** We have been advised that the rates equate to approx. €1.50 per sq. ft.

**Service Charge:** We have been advised the service charge equates to approx. €2.50 per sq. ft.

**Services:** We understand all main services are available to the building.

**Rent:** €13 per sq. ft.

The above rates & services 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

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