

OFFICE

Ground, Second & Third Floor Offices
Eastgate House
Lock Quay
Limerick

POWER
PROPERTY

TO LET

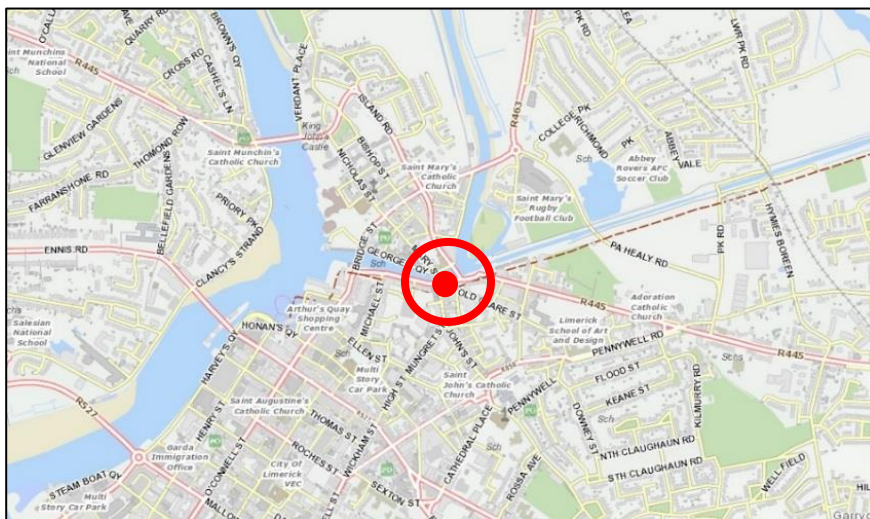


- Ground, Second and Third floor offices of approximately 484.66 sq. m. (5,248 sq. feet), with Car Parking to the rear (3 dedicated spaces).
- Well Established Office Location in close proximity to Limerick Courts, Deloitte, Revenue Commissioners, Barrington's Hospital, VHI, and the Absolute Hotel.
- Fitted Offices which are serviced by a newly installed passenger lift.
- Offices are available on a floor by floor basis.

Tel: +353 61 318 770
www.ppg.ie

LOCATION

The property is centrally located at Lock Quay, Clare Street one of Limerick's city centre business districts. Neighbouring occupiers include the Courthouse, Office of the Revenue Commissioners, Barrington's Hospital, VHI, Deloitte, Limerick School of Art & Design and the Absolute Hotel. The office building is well positioned on one of the main commuter routes to Limerick City Centre the R445. The R445 (Old Dublin Road) links Limerick City Centre to Castletroy and the M7 motorway connecting Limerick to Dublin.



DESCRIPTION

The property comprises ground, second and third floor fitted offices within a modern 4 storey office/commercial building. The office floors are suitable to be let on a floor by floor basis. The ground floor office comprises an open plan office area whilst the second and third floors are divided into a combination of open plan and private office rooms. The entire property is serviced by a newly installed passenger lift. Car parking is available in an adjoining car park facility.

ACCOMMODATION

The approximate gross internal floor areas are as follows:

Description:	Area (sq. metres)	Area (sq. feet)
Ground Floor	176.61	1,901
First Floor	190.99	2,055
Second Floor	120.06	1,292
Total:	487.66	5,248

BER RATING



VIEWING

Strictly by appointment with the sole agents

RATEABLE VALUATION

- Ground Floor - €3,745 (2016)
- First Floor - €4,627 (2016)
- Second Floor - €2,619 (2016)

QUOTING RENT

On Application

CONTACT

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