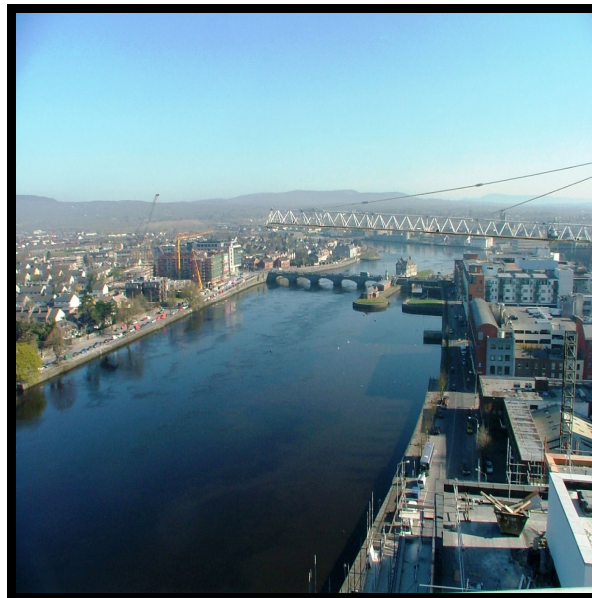




**For Sale/To Let**

**Modern Office Suites  
Riverpoint  
Lower Mallow Street  
Limerick**



- Modern office accommodation located in Limerick's most prestigious development.
- Spectacular 180° unrestricted river views.
- Suites available from 1,250sq.ft. – 3,363sq.ft.
- Full fit out package available.
- Basement car parking available.
- Valuable capital allowances available to purchasers.

**PROPERTY TEAM CUSACK DUNNE**

• Auctioneers • Valuers • Estate Agents • Property Consultants •  
9 Lower Mallow St, Limerick  
[cusackdunne@propertyteam.ie](mailto:cusackdunne@propertyteam.ie) [www.propertyteam.ie](http://www.propertyteam.ie)  
T (061) 209000 F (061) 209200

#### Location:

Riverpoint is located in Limerick city overlooking the river Shannon, on the corner of Lower Mallow Street and Bishops Quay. The subject office suites are located on the 9<sup>th</sup> floor. Current business occupiers within the development include D.G O'Donovan & Partners Solicitors, IIB Bank, David Leahy Architects, First capital Corporate Finance & Fordmount Development. Harris bar and restaurant are also located within the development.

#### Description:

Riverpoint is a landmark new mixed use development extending to approx. 66,800 sq.ft over 15 floors incorporating a bar, restaurant, fitness centre, crèche, underground car parking, offices, retail units and apartments. The subject office suites are located on the 9<sup>th</sup> floor and benefit from spectacular views over the river Shannon. The office suite extends in total to approx. 2,750 sq.ft and can be sub-divided into two self contained suites of approx. 1,375 sq.ft if required. The accommodation is accessed by high speed lift from an attractive lobby area just off Lower Mallow Street. The accommodation is currently finished to a shell & core specification but a full fit out package is available.

#### Accommodation:

The accommodation provides the following approximate gross internal floor areas.

Description	Sq.m	Sq.ft	Status
Office suite A	127.5	1,375	To Let
Office suite B	127.5	1,375	To Let
Office suite A & B (Entire floor)	255	2,750	To Let
Office suite A & B (Entire floor)	255	2,750	For Sale / To Let

#### Capital Allowances:

Valuable capital allowances are available to any prospective purchaser.

Full details available upon request.

#### Car Parking:

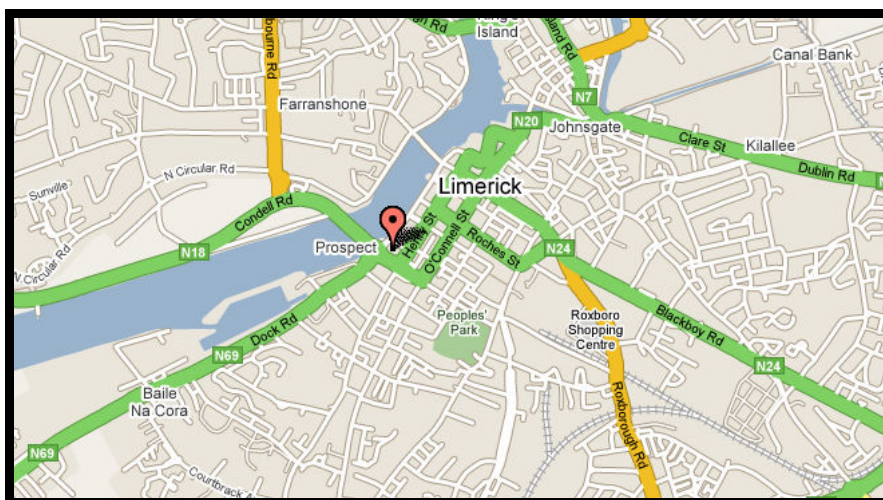
Option to include 6 on site car parking spaces at basement level.

#### Price / Rent & Lease Details:

On application

#### Viewing:

By appointment with Mark Cusack Tel 061 209000 [markcusack@propertyteam.ie](mailto:markcusack@propertyteam.ie)



Property team Cusack Dunne for themselves and for the seller of this property whose agents they are give notice that the introduction and the particulars are intended to give a fair and substantially correct overall description for the guidance of any intending purchaser and do not constitute part of any offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers ought to seek their own professional advice. All descriptions, dimension areas, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Property Team Cusack Dunne are licensed to use the name "Property Team" as franchisees of property Team Limited.