

**TO LET**

**Ground Floor Office Unit  
32 Cecil Street  
Limerick**



- UNIT AVAILABLE OF 570 SQ. FT.
- HIGH PROFILE CORNER BUILDING
- LAID OUT IN TWO OFFICES
- REFURBISHED COMMUNAL BATHROOMS
- VERY CENTRAL LOCATION
- GOOD NATURAL LIGHT
- BER EXEMPT

**Location:**

The subject property is well located in this high profile location at the junction of Catherine Street and Cecil Street, in the centre of Limerick City, whilst adjoining an array of local services and amenities.

**Description:**

No. 32 Cecil Street comprises of a three storey over basement, Georgian building. The building is in good condition throughout, to include a number of original features. Internally the floor space is laid out on the ground floor in two separate offices. Externally the property is very well appointed to include a red brick facade, along with stone stairwell leading to an ornate period door.

**Accommodation:**

The accommodation measured on a net internal area basis is as follows:

**Room 1 - 6 x 4.2 = 25 Sq. M.**

**Room 2 - 6 x 4.8 = 28 Sq. M.**

**Total - 53 Sq. M. (570 Sq. Ft.)**

**BER:** Exempt (listed building)

**Rates:** C. €2.00 per sq. ft.

**Service Charge:** €1.00 per sq. ft.

**Rent:** €13.00 per sq. ft. No VAT payable on the rent.

**Lease Terms:** Long or short lease available

**Services:** All main services are available

The above outgoings were supplied by our clients & correct at time of going to print.



**Viewing:** Strictly by appointment with Sole Agent **Property Partners de Courcy O'Dwyer**

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