

TO LET

**First Floor,
Ashbourne Hall,
Dock Road, Limerick.**



■ MODERN OFFICES FITTED OUT TO A VERY HIGH STANDARD

■ FLOOR AREA COMPRISES OF C. 4,050 SQ. FT.

■ QUOATING RENT OF €29,000 PER ANNUM

■ 10 SURFACE MOUNTED ADJOINING CAR PARKING SPACES WITH
OPTION OF ADDITIONAL SPACES

■ RATES PER ANNUM C. €8,303 per annum (2015)

■ CURRENT SERVICE CHARGE PER ANNUM C. €1,416 PLUS VAT

Location:

The subject property is well located c. 2 km from Limerick City centre on the Dock Road one of Limericks main commercial areas. Adjoining occupiers include the HSE, Shannon Regional Fisheries board.

Description:

The subject property comprises of a first floor third generation office located in a three storey modern detached office building. The subject property has been fitted out to an extremely high standard throughout with accommodation comprising of mainly the following: reception area, canteen area, common room, toilets, 5 cellule offices with stud & glass partitions, a large boardroom and a central open plan area which is currently laid out for about 10 work stations.

Accommodation:

Based on the measurements provided the accommodation comprises of approximately the following.

First floor office suite: gross internal area excluding stairwells lift shafts etc 4,040 Sq. Ft.

Parking: The subject property benefits from two car parking spaces to the front and 8 to the rear with option of additional spaces.

Services: All main services are available

BER: D1

Above rates and service charge supplied by client and correct at time of going to print



Viewing: Strictly by prior appointment with **Brian O'Dwyer**

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