

**FOR SALE**  
Part Second Floor,  
Ashbourne Hall,  
Dock Road, Limerick.



- QUOTING PRICE OF €218,600 PLUS VAT IF APPLICABLE OR €100 SQ.FT.
- FLOOR AREA COMPRISES OF C. 2,186 SQ. FT.
- MODERN OFFICES FITTED OUT TO A VERY HIGH STANDARD.
- 3 SURFACE MOUNTED ADJOINING CAR PARKING SPACES.
- CURRENTLY LET ON A 5 YEAR LEASE AT €17,488 P.A. + VAT
- BER RATING: E1

[www.propertypartners.ie](http://www.propertypartners.ie) | 061 410410  
Barrack House, O'Connell Avenue, Limerick.

PROPERTY  
PARTNERS

WWW.PROPERTYPARTNERS.IE

de Courcy  
O'Dwyer

**Location:**

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

**Description:**

The subject property comprises of a second floor third generation office located in a three storey modern detached office building. The subject property has been fitted out to a high standard throughout.

**Accommodation:**

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

Second floor office suite: gross internal area excluding stairwells lift shafts etc 2,186 Sq. Ft.

**Parking:** The subject property benefits from three car parking spaces.

**Services:** All main services are available.

**BER:** E1

**Lease Terms:** We understand that the unit is currently let on a 5 year Lease from 1st February 2016 to Syncreon Ireland Ltd at a rent of €17,488 p.a., with a break option in favour of the Tenant only at the end of year 3 with 6 months written notice.



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

**Tel:** 061 410410 / **Email:** bodwyer@propertypartners.ie

OS Licence No. AU 0038307

**Disclaimer**

Property Partners de Courcy O’Dwyer for themselves and for the vendor or lessors of the property whose agent they have given notice that: No.1. The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. No. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants 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. No. 3. No person in the employment of the Property Partners de Courcy O’Dwyer has any authority to make or give representation or warranty whatever in relation to this development.