



## TO LET

TOP FLOOR OFFICES,  
BARRINGTON HOUSE,  
BARRINGTON STREET,  
LIMERICK V94P2P1

RENT: €35,000 pa plus VAT if applicable

BER C3



## LOCATION

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Limerick is the capital of the Mid West Region and is located approximately 210 km south west of Dublin city and 100 km north east of Cork city.

The subject property is located on Barrington Street in Limerick's office and Georgian quarter while being close to all the local services and amenities to include the Peoples Park, Pery Square, Colbert railway station and Limerick city art gallery.

Other occupiers in the building include Beacon Clinic and LBS partnership.

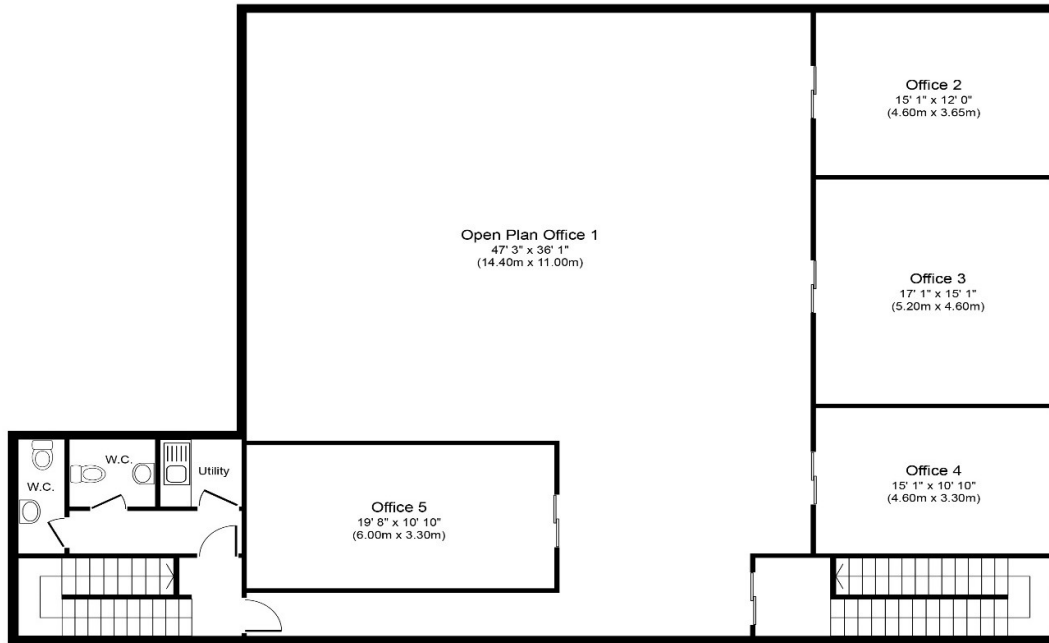
## DESCRIPTION

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The subject property comprises of a top floor office unit in a three storey over basement red brick building.

Internally the property comprises of four cellular offices and a large open plan office area along with ladies and gents' bathrooms and a kitchenette.





**Approximate Floor Area**  
**2,820 sq. ft.**  
**(262.0 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ACCOMMODATION (Approx.)

Top Floor: 2,400 Sq. Ft.  
(To include toilets and exclude stairwells)

## PARKING

There are no allocated car parking spaces with the subject unit.

## OUTGOINGS

We have been advised that the outgoing are as follows:

### RATES:

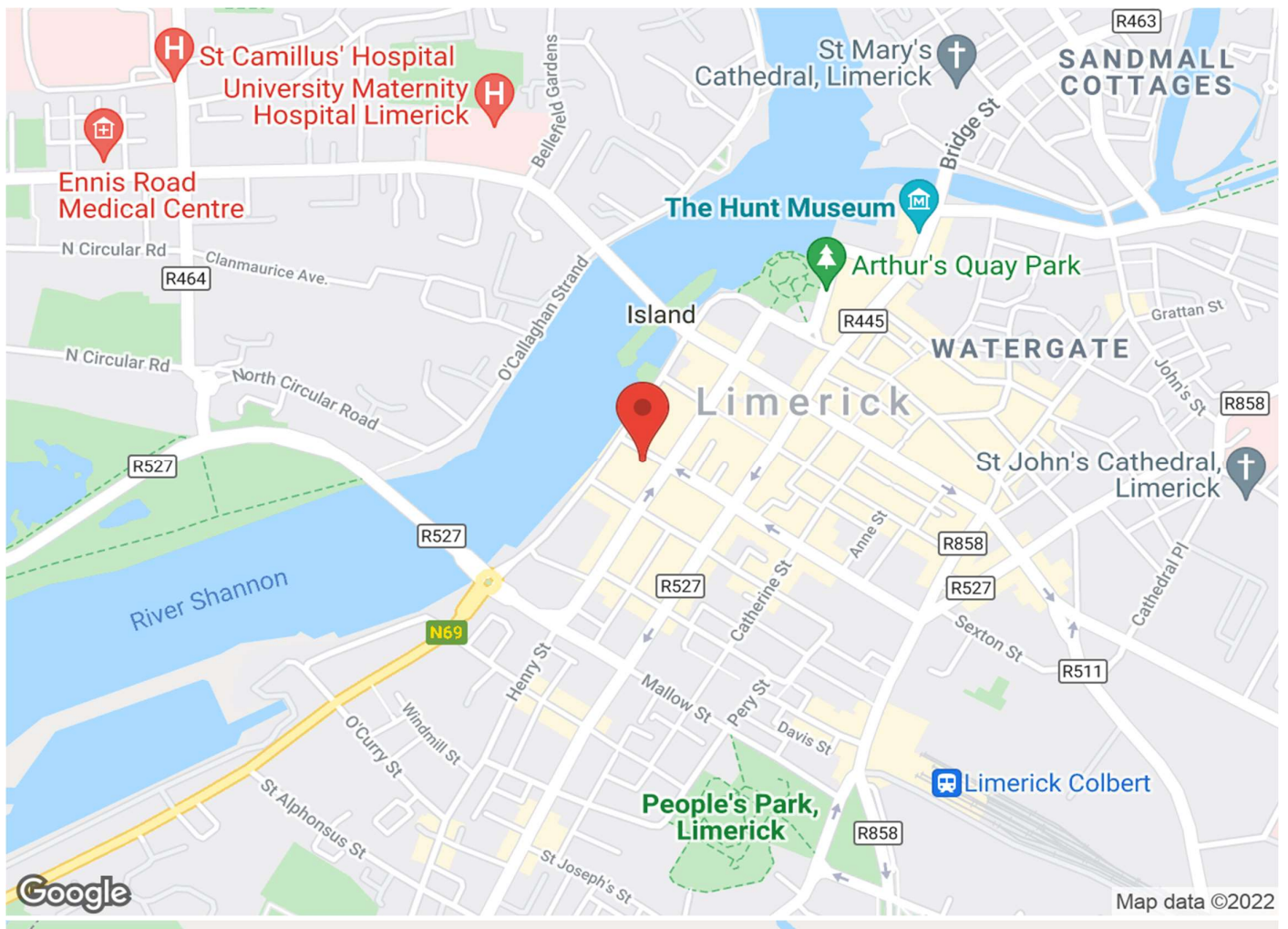
The rates for 2022 are circa €2,634 pa

### SERVICE CHARGE:

The service charge for 2022 is c. €4,000 pa

### MANAGEMENT COMPANY

KMPM, Carlton House, Shannon St., Limerick



## RENT

€35,000 pa plus VAT if applicable

## BER

Google Map: V94P2P1

## VIEWING DETAILS

By appointment only

## Contact Negotiator

Brian O'Dwyer

## Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER

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**PROPERTY  
PARTNERS**

Disclaimer - These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners De Courcy O'Dwyer.