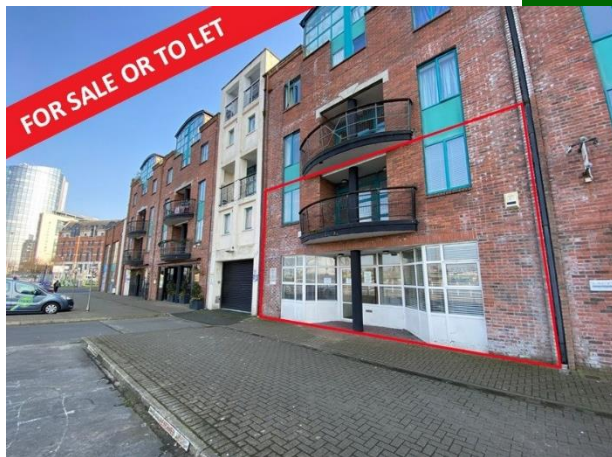




3 Steamboat Quay, Limerick City



**Offers in Excess of
€300,000**

For Sale / To Let



GVM Auctioneers are delighted to present to the market this modern office unit with 5 parking spaces centrally located at Steamboat Quay in Limerick City. The property is being offered with the benefit of vacant possession and is available for sale or to let. Situated along the River Shannon, the area is close to the city centre making it convenient for businesses and a prime location for an office or surgery.



The space extends to approx. 151 sq.m / 1,625 sq.ft over two floors. The ground floor consists of an entrance porch and hallway, spacious waiting room with male and female wcs off and a large office with receptionist window. There is also a kitchenette and storage room. A wide staircase gives access to the 1st floor which consists of two large offices overlooking the River Shannon, one of which has a balcony. In addition there is a large kitchen/canteen and a disabled wc. There is convenient access to the internal car park via a door on the landing which leads to the courtyard of the adjoining apartment block and from there down a flight of stairs directly to the secure car park. Viewing recommended, Contact GVM Auctioneers for more details.

Rooms:

Ground Floor

Entrance hallway and porch

4.28m (14'1") x 1.87m (6'2")

Waiting Room

5.65m (18'6") x 5m (16'5")

Kitchenette

1.87m (6'2") x 1.3m (4'3")

Reception Office

5m (16'5") x 4.4m (14'5")

Mens WC

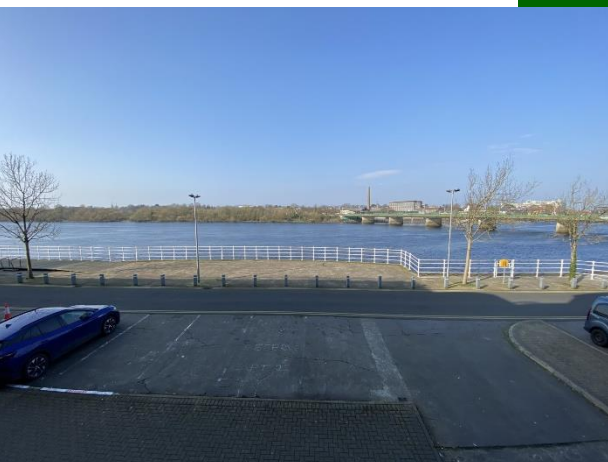
2.35m (7'9") x 1m (3'3")

Ladies WC

2.35m (7'9") x 1.2m (3'11")

Store

4.4m (14'5") x 1.3m (4'3")





First Floor

Office 2

5.1m (16'9") x 4.6m (15'1")

Office 3

5.1m (16'9") x 4.8m (15'9")

Waiting area

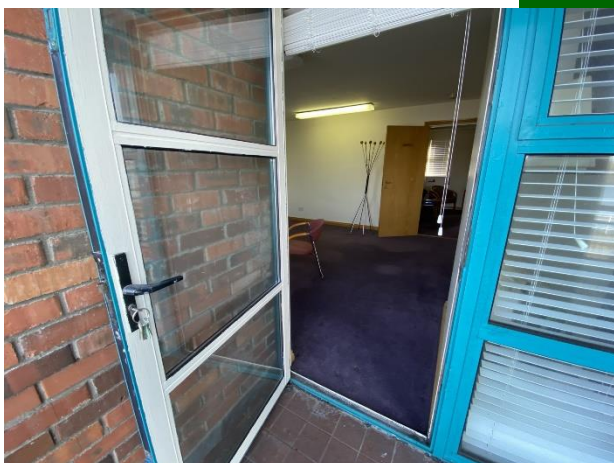
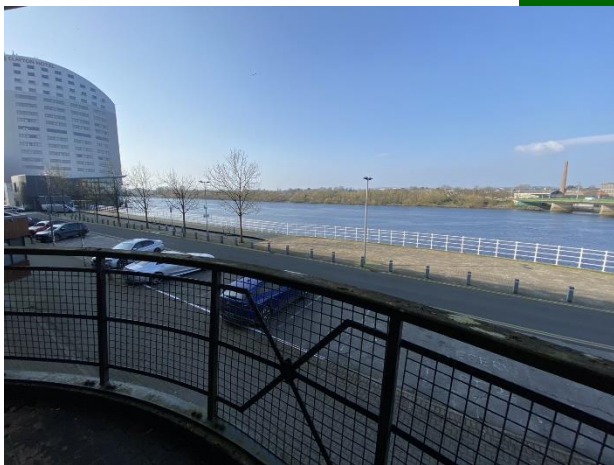
3.85m (12'8") x 2.85m (9'4")

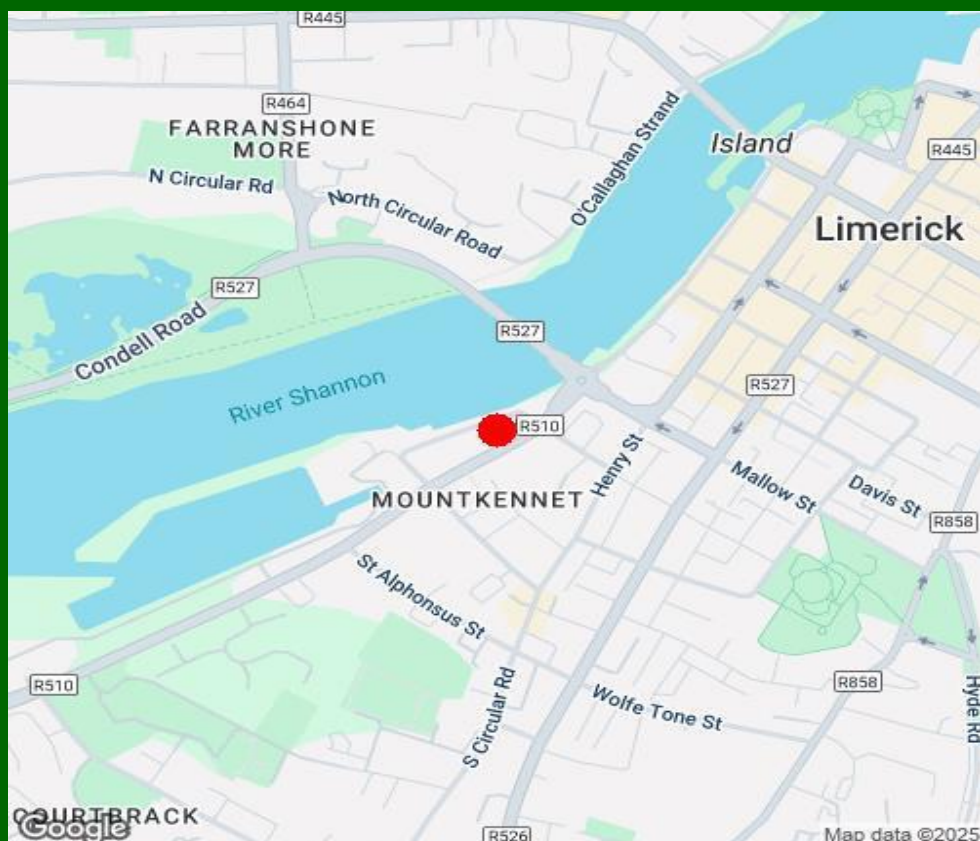
WC

2.1m (6'11") x 1.4m (4'7")

Features:

- 5 Parking spaces included - 2 directly in front of the property and 3 within the secure car park.
- Close to Limerick City Centre and easily accessible for employees, clients, or patients.
- Well-connected by public transport, with nearby bus routes and ample parking options.
- Nearby amenities include the Clayton Hotel, restaurants, cafes, shops and gyms.
- Close to pharmacies and other healthcare facilities
- The area is a reputable location for professional services and businesses including legal firms.





Property Directions:

Enter Eircode V94EKK8 to your mobile device to direct you to this property.

Agent Information:

Contact :- Briain Considine

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Disclaimer

These particulars do not form any contract and are for guidance purposes only. Computer generated images, maps and plans are not drawn to scale and measurements are approximate and for guidance only. Intending purchasers must satisfy themselves as to the accuracy of detail given to them verbally or as part of this brochure. Such information is given in good faith and believed to be correct. However neither the vendor nor their agents shall be held liable for any inaccuracies therein.

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