

TO LET

**Office Suites 31 - 32 Cecil
Street, Limerick**



- UNITS AVAILABLE FROM 380 SQ. FT. TO 638 SQ. FT.
- HIGH PROFILE CORNER GEORGIAN BUILDING
- MULTI-LET BUILDING
- REFURBISHED COMMUNAL BATHROOMS
- VERY CENTRAL LOCATION
- GOOD NATURAL LIGHT FROM & STREET VIEWS
- 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.'s 31-32 Cecil Street comprise of a three storey over basement, double-fronted Georgian building. The building is in good condition throughout, to include a number of original features. Internally there a wide variety of options for different sized office units. Externally the property is very well appointed to include a red brick facade, along with stone stairwells leading to an ornate period door.

Accommodation:

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

Option 1 - Basement No. 31:	380 sq. ft.
Option 2 - Stores Area No. 31:	638 sq. ft
Option 3 - Ground Floor No. 32:	538 sq. ft.

BER: Exempt (listed building)

Rates: C. €2.00 per sq. ft.

Service Charge: €1.00 per sq. ft.

Rent: €10.00 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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