

OFFICE

**IFAC House
1 Church Street
Limerick**

**POWER
PROPERTY**

TO LET



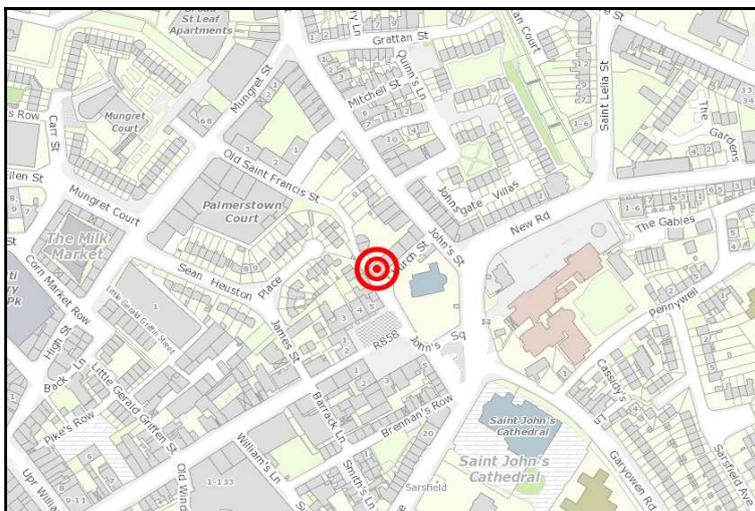
- **Ground, First and Second floor offices available from 641 sq. feet to 2,302 with Car Parking.**
- **Central Location in close proximity to St John's Hospital, HSE, The Milk Market and St. John's Square.**
- **Available to Lease on a Floor by Floor Basis.**
- **Flexible Lease Terms Available (Subject to Contract).**

Tel: +353 61 318 770

www.ppg.ie

LOCATION

The property is centrally located at 1 Church Street, one of Limerick's City Centre key Commercial Areas. Neighbouring occupiers include St. John's Hospital, St. John's Cathedral, The Milk Market, HSE and St John's Square. The property is within walking distance of O'Connell Street and William Street, the commercial core of Limerick City.



DESCRIPTION

The property comprises a three storey office building with ground, first and second floor office accommodation. Each floor is accessed communal stairwell and finishes to the office area typically comprise carpet floor covering, plastered and painted walls and ceilings. The ground floor comprises 2 no. self-contained offices, each with toilet facilities. The first floor comprises 1 open plan office, 3 private offices, 2 file stores and toilet facilities. The second floor comprises 1 open plan office, 3 private offices, a kitchenette and toilet facilities.

ACCOMMODATION

Level	Area (sq. metres)	Area (sq. feet)
Ground Floor	59.51	641
First Floor	76.35	822
Second Floor	77.97	839
Total:	213.86	2,302
CAR PARKING	3 SPACES	3 SPACES

BER RATING

BER D1

VIEWING

Strictly by appointment with the sole agents

Commercial Rates

- Ground Floor - €1,807.37 (2018)
- First & Second Floor - €2,330.15 (2018)

QUOTING RENT

Floor	Guide Rent € Per Annum
Ground	On Application
First	On Application
Second	On Application
Entire	On Application

CONTACT

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Disclaimer Policy:

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PSRA Licence No: 001297



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