

## COMMERICAL UNIT

**1 Corporate House  
Mungret Street  
Limerick**

**POWER  
PROPERTY**

**TO LET BY PRIVATE TREATY**



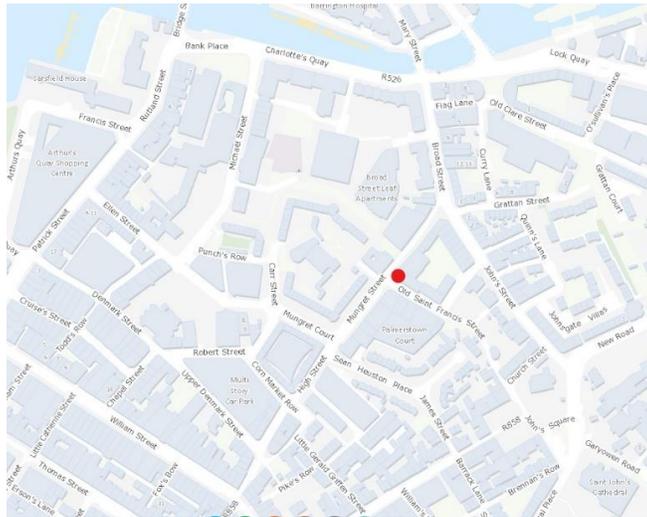
- **Commerical Unit located on the corner of Mungret Street and and Old Francis St.**
- **Newly Refurbished Unit with a Ground Floor Accommodation of 60.28 sq. metres (1,066 sq.ft) and staff facilities/storage of 12 sq. metres (129 sq.ft).**
- **Adjacent Occupiers include Milk Market, HSE and St. Johns Hospital.**
- **New Lease Available on Flexible Terms**
- **Ideally Suited for Office or Commercial Use**

**Tel: +353 61 318 770**

[www.ppg.ie](http://www.ppg.ie)

## LOCATION

Limerick is the principal city of the Mid-West Region of Ireland, with a population of approximately 100,000. Mungret Street is located north east of the City Centre. 350m from Cruises Street and 400m from O'Connell Street, Limerick City's core retail destinations. The Unit is located adjacent to the popular Milk Market, St John's Hospital, Barrington's Hospital, Limerick City Library and Charlottes Quay Carpark. The proposed mixed-use development on the 4-acre Opera Site is also within 270 meters.



## DESCRIPTION:

1 Corporate House is a ground floor unit in an attractive 3 storey commercial building, which has been recently refurbished. The unit is in ready to go condition and is ideally suited for office or similar use. The ground floor comprises carpet floor covering, suspended ceiling with LED lighting and also provides for Staff Toilets & Kitchen.

## ACCOMMODATION:

The approximate net internal floor areas are as follows:

Description:	Use	Area (sq. metres)	Area (sq. feet)
Ground Floor	Commercial / Retail	60	645
Staff Facilities	Storage/ Staff Accommodation	12	129
<b>Total:</b>		<b>72</b>	<b>774</b>

## QUOTING RENT

On Application

## VIEWING

Strictly by appointment with the sole agents  
Power Property

## LEASE TERMS

Details available on application

## BER RATING

Details available on application

## RATEABLE VALUATION

Approximately €2,470 per annum

## CONTACT

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### Disclaimer Policy:

These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. Power Property and the Vendor/Lessor give notice that:

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Commercial & Residential Property Consultants • Estate Agents • Chartered Valuation Surveyors

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