

TO LET

Ground Floor & Basement
10 The Crescent,
O'Connell Street,
Limerick.



- Ground Floor & Basement Office Unit with return stores, W.C., W.H.B.
- Ready for occupation
- Many original features
- Ideal location for any office user

Location:

The subject property is located on The Crescent, at the top of O'Connell Street, Limerick's main thoroughfare and directly opposite the Daniel O'Connell Monument.

Description:

The subject property comprises of a ground floor and basement office unit with two large rooms on the ground floor. The property also benefits from a return area to include stores, W.C, W.H.B. while at basement level there is one large open plan office with a high ceiling and ancillary accommodation to the rear.

Accommodation:

The approx. accommodation is as follows:

Front Office: 28 Sq.M. (300 Sq. Ft.)

Back Office: 28 Sq.M. (300 Sq. Ft.)

Basement Area: 34 Sq.M. (365 Sq. Ft.) Large open plan room with high ceiling along with ancillary accommodation to the rear. Stores, W.C & WHB on return.

Lease:

Flexible lease terms.

Car Parking:

On street car parking only available

Services:

We understand that all main services are available to the property.

Rent: €12,000 per annum

Building Rates: €2,173 (2019)

Water Rates: Subject to usage

Building Insurance: TBC

BER: This building is BER Exempt

The above out goings were supplied by our clients & correct at time of going to print.

Viewing:

Strictly by prior appointment with
Brian O'Dwyer

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