

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 accomodation 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**

Tel: 061 410410

Email: bodwyer@propertypartners.ie



Disclaimer

Property Partners de Courcy O'Dwyer for themselves and for the vendor or lessors of the property whose agent they have given notice that: No.1. The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. No. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No. 3. No person in the employment of the Property Partners de Courcy O'Dwyer has any authority to make or give representation or warranty whatever in relation to this development.