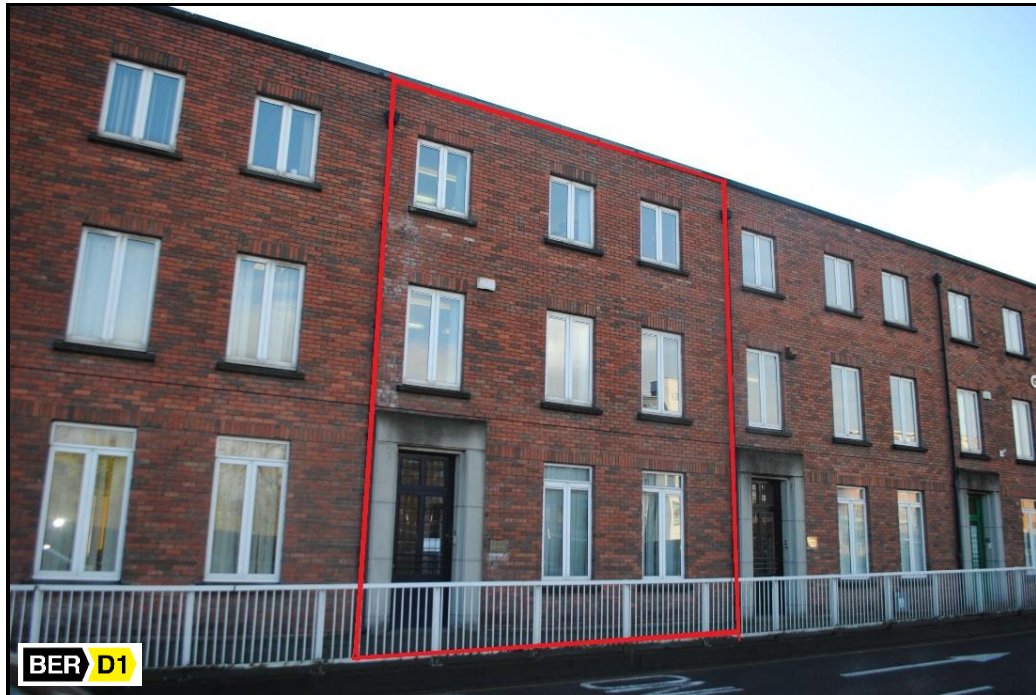


## INVESTMENT

Prime Office Investment  
Unit F  
Lock Quay  
Limerick

**POWER**  
& ASSOCIATES

FOR SALE BY PRIVATE TREATY



Modern Office Investment Property approximately 204.38 sq. metres (2,200 sq. ft).

Excellent opportunity to acquire an Office Investment in a prime location with a current passing rent of €34,776 per annum exclusive.

Neighbouring occupiers include the Limerick Courts, Deloitte, Revenue Commissioners, Barrington's Hospital, VHI, and the Absolute Hotel.

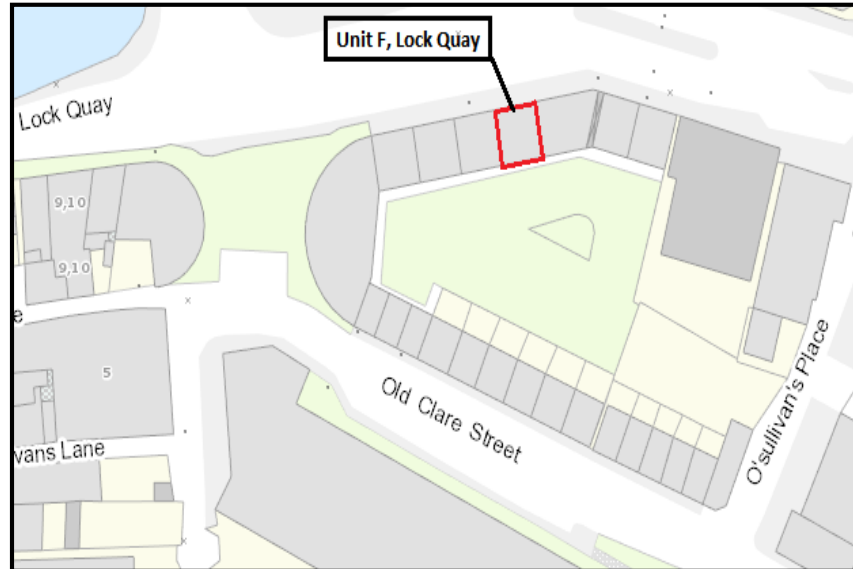
Lock Quay is centrally located and one of Limerick's city centre business districts.

Let on a long term lease to the Legal Aid Board due to expire on 30<sup>th</sup> November 2025.

**tel: +353 61 318 770**  
**www.powercs.ie**

## LOCATION

The property is centrally located at Lock Quay, Clare Street one of Limerick's city centre business districts. Neighboring occupiers include the Courthouse, Office of the Revenue Commissioners, Barrington's Hospital, VHI, Deloitte, Limerick School of Art & Design and the Absolute Hotel. The office building is well positioned on one of the main commuter routes to Limerick City Centre the R445. The R445 (Old Dublin Road) links Limerick City Centre to Castletroy and the M7 motorway connecting Limerick to Dublin.



## DESCRIPTION:

The property comprises a 3 storey mid-terraced building forming part of a block located at Lock Quay. The accommodation comprises a reception area, and an open plan office at ground floor. The first and second floors provide private offices, toilet facilities and a kitchen. The building's exterior is finished with a brick façade on the front elevation and plaster finish to the rear of the property. Car parking is available in an open yard with a secure gate located to the rear of the property accessed from O'Sullivan's Place off Clare Street.

## ACCOMMODATION:

The approximate gross internal floor areas are as follows:

Description:	Area (sq. metres)	Area (sq. feet)
Office Building	204.38	2,200
<b>Total:</b>	<b>204.38</b>	<b>2,200</b>

## TENANCY

The entire property is leased under the terms of a 35 year lease from December 1<sup>st</sup> 1990 to the Legal Aid Board. The lease provides for 5 yearly upward only rent reviews with the next review falling due on 1<sup>st</sup> December 2015. The current passing rent is €34,776 per annum exclusive.

## BER RATING

**BER D1**

BER No: 800360794

Energy performance Indicator: 479.03 kWh/m<sup>2</sup>/yr 1.74

## RATEABLE VALUATION

Details available on application

## QUOTING PRICE

Offers in excess of €340,000

## SERVICE CHARGES

Details available on request.

## VIEWING

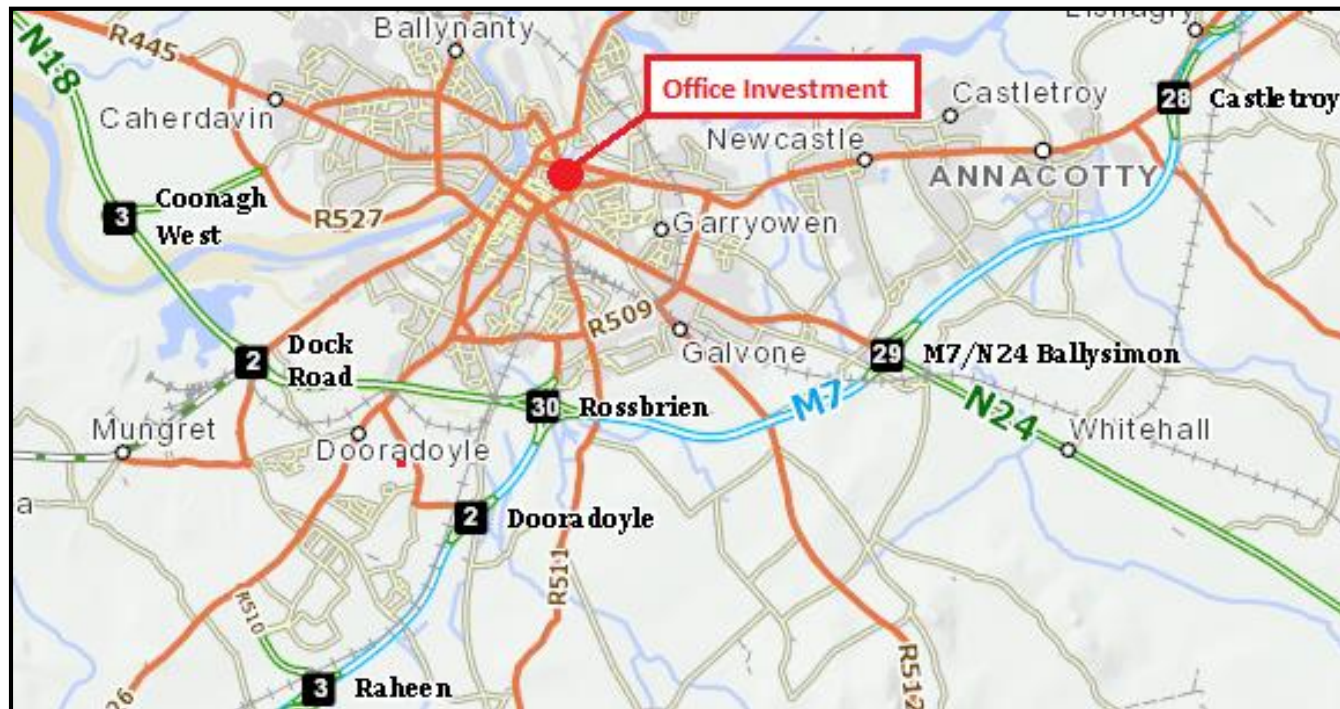
Strictly by appointment with the sole agents  
Power & Associates

## CONTACT

Patrick Seymour  
Power & Associates  
tel: +353 61318770  
email: Patrick@powercs.ie  
PSR: 001297 – 001336

## SOLICITOR

D.R. Pigot & Co.  
Zion Court  
Zion Church Grounds  
Rathgar  
Dublin 6.  
tel: 01 4906100  
email: [info@drpigot.com](mailto:info@drpigot.com)



### 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 & Associates and the Vendor/Lessor give notice that:

- These particulars do not constitute any part of an offer or a contract.
- All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor.
- None of the statement contained in these particulars as to this property are to be relied on as statements or representations of fact.
- The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchasers/Lessee shall satisfy themselves by inspection or otherwise as to their correctness. No omission, accidental error or misperception shall be a ground for a claim for compensation or for the rescission of the Contract by either the Vendor/Lessor or the Purchaser/Tenant.
- Neither the Vendor/Lessor nor Power & Associates nor any person in their employment has any authority to make or give any representation or warranty in relation to the property.
- Prices are quoted exclusive of VAT (unless otherwise stated) and all the negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.



PSRA Licence No: 001297

Commercial Property Consultants • Estate Agents • Chartered Valuation Surveyors

Limerick: 51 O'Connell Street, Limerick V94HPH9 • tel:+353 61 318 770 • email: [limerick@powercs.ie](mailto:limerick@powercs.ie)

Galway: Spanish Parade House, 13 Lower Merchant's Road, Galway H91W1EH • tel: +353 91 567 331 • email: [galway@powercs.ie](mailto:galway@powercs.ie)

Athlone: 17A Mardyke Street, Athlone, Co. Westmeath N37W567 • tel: +353 90 648 9000 • email: [athlone@powercs.ie](mailto:athlone@powercs.ie)