

Offices

TO LET
7th Floor,
River Point,
Limerick.



- UNRIVALLED VIEWS OVERLOOKING LIMERICK CITY & SHANNON RIVER
- UNQUESTIONABLY LIMERICKS LANDMARK BUILDING
- FULLY FITTED OUT TO A VERY HIGH STANDARD
- RENT: €25,000 PER ANNUM

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Barrack House, O'Connell Avenue, Limerick.

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de Courcy
O'Dwyer

Location: The subject property is extremely well located in this landmark building overlooking Limerick City & the river Shannon.

Description: The subject property comprises of a 7th floor fully fitted office suite in this extremely attractive landmark office building. Adjoining occupiers include DG O' Donovan Solicitors, Leahy Architects etc.

Accommodation: The accommodation comprises of the following approximate area:

First Floor Office: 2,500 Sq. Ft.

Fit Out: Fully fitted to a very high standard comprising of 8 cellular offices and large open plan area.

Services: All main services are connected to the building.

Rent: €25,000 per annum

Car Parking: 3 spaces with an option of additional spaces

Lease Terms: Lease term flexible

Service Charge: c. €6,300 per annum

Rates: c. €12,000 per annum

Viewing: Strictly by prior appointment with **Brian O'Dwyer**

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