

TO LET

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



- GROUND FLOOR OFFICE UNIT WITH RETURN, STORES & WC, WHB
- READY FOR OCCUPATION
- MANY ORIGINAL FEATURES
- AVAILABLE ON SHORT LEASE

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 office unit comprising of two large rooms. The property also benefits from a return area to include stores & W.C, WHB.

Accommodation: The approx. accommodation is as follows:

- Front Office: 28 Sq.M. (300 Sq. Ft.)
- Back Office: 28 Sq.M. (300 Sq. Ft.)
- Total: 56 Sq. M. (600 Sq. Ft.)**
- Stores, W.C & WHB on return

Lease:

Short term lease only.

Car Parking:

On street car parking only available

Services:

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

Rent: €8,000 per annum

Building Rates: €1,339.00 for 2015

Water Rates

Building Insurance

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



BER: Exempt (listed building)

Viewing:

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

Tel: 061 410410 / **Email:** bodwyer@propertypartners.ie

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