

OFFICE

**86 O'Connell Street
Limerick**

**POWER
PROPERTY**

TO LET BY PRIVATE TREATY



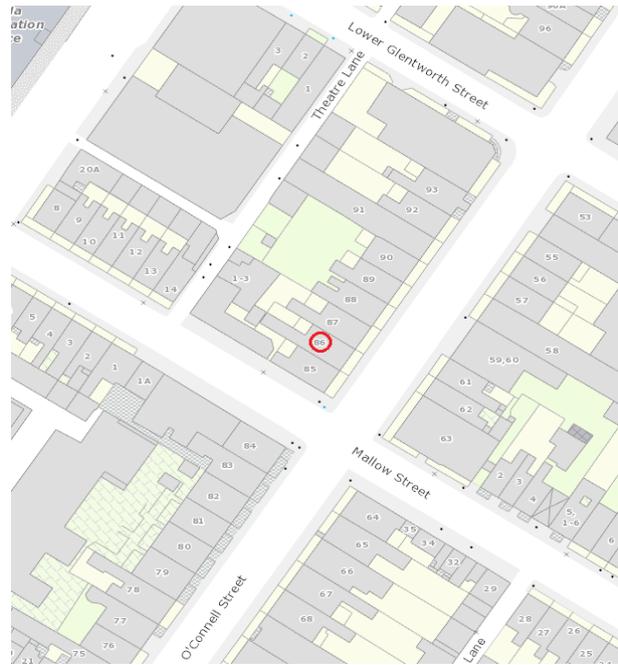
- Office Accommodation in Georgian Building in the Centre of Limerick City
- Existing occupiers Murray Solicitors, Pat Dooley Auctioneers and Adams Business Coaching
- Second & Third Floor Office Space available on Negotiable Lease Terms
- Available on a Floor basis, or Room basis yearly, monthly etc.
- BER Exempt

tel: +353 61 318 770

www.ppg.ie

LOCATION

Limerick is the principal city of the Mid-West Region of Ireland, with a population of approximately 100,000. O'Connell Street is Limerick City's principal commercial street, which is underpinned by the range of notable occupiers on the Street. 86 O'Connell Street is located near the junction of Mallow Street and O'Connell Street and is within walking distance of all amenities. The Area is the traditional location in the City Centre for Accountants, Solicitors, Insurance Brokers and Financial Consultants.



DESCRIPTION

The property comprises both second and third floor office accommodation, arranged with 3 rooms on each floor, one large room to the rear of the floor and two smaller rooms to the front of floor overlooking O'Connell Street. Each floor is fitted out with carpet, plastered and painted walls and ceilings etc.

ACCOMMODATION:

The approximate internal floor areas for each floor are as follows:

Description:	Use	Approx. Area (sq. metres)	Approx. Area (sq. feet)
Second Floor	Office	70	750
Third Floor	Office	70	750

QUOTING RENT

Details Available on Application

VIEWING

Strictly by appointment with the sole agents
Power Property

LEASE TERMS

Details available on application

BER RATING

Exempt

RATEABLE VALUATION

On Application

CONTACT

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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 Property 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/Lessees 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 Property 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 & Residential Property Consultants • Estate Agents • Chartered Valuation Surveyors

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