



TO LET

**SECOND & THIRD FLOOR OFFICE UNIT,
GLOBAL HOUSE,
1 MICHAEL STREET,
LIMERICK V94VKT3**

OFFICE TO LET

RENT: €20,000 / YEAR





DESCRIPTION

The subject property comprises of a second and third floor fully fitted office accommodation with the option of 1 secure car parking space to the rear.

Internally the property has been fitted out to a good standard throughout.

The accommodation on the second floor comprises of three cellular offices with two large open plan areas, along with W.C. and W.H.B.

The third floor is mainly open plan in nature.

The property is located on the edge of Limerick City in an established business area with adjoining occupiers and landmarks to include PWC, IBEC, The Granary, Bon Secours Hospital etc. This property is just a short walk from Limerick City centre and all the services and amenities this has to offer.

SPECIAL FEATURES

Storage heating throughout
Carpet and wood effect flooring
Fluorescent tubular lighting
Intercom
Alarm
Networked throughout

ACCOMMODATION

Second Floor Area	C. 118 Sq. M. (1,270 Sq. Ft.)
Third Floor Area	C. 55 Sq. M (592 Sq. Ft.)
Total	C. 173 Sq. M. (1,862 Sq. Ft.)

Fit Out	The subject unit is fully fitted office accommodation
Services	We understand the subject unit is fully serviced.
Rent	€20,000 per annum plus VAT if applicable
1 x Car Parking Space	€650.00 per annum
Building Rates	TBC
Water Rates	Subject to usage.
Service Charge	TBC
Insurance	TBC

VIEWING - By appointment only with Property Partners de Courcy O'Dwyer.

Disclaimer - These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners De Courcy O'Dwyer.