

**To Let**  
**Penthouse Floor,**  
**Cornmarket Square,**  
**Limerick.**



- LOCATED IN LIMERICKS MARKET QUARTER
- FLOOR PLATE OF 18 INDIVIDUAL OFFICE SUITES WHICH CAN BE RECONFIGURED TO SUIT TENANTS REQUIREMENTS
- FITTED OUT TO A GOOD STANDARD
- A FLOOR AREA OF 3,660 SQ. FT.
- RENT: €25,000 PER ANNUM for years 1 & 2 and €35,000 for 3, 4 & 5.
- RATES: €8,608 (2016)
- SERVICE CHARGE: €4,930 (2017)
- BER RATING: C3

**Location:**

The offices are located in a landmark development known as Cornmarket Square which is located in the heart of Limerick City and close to Cruises Street, Limerick's prime pedestrian retailing location. The subject property also adjoins Limericks Milk Market making it one of the most attractive city centre office locations.

Adjoining occupiers on the penthouse floor include RTE / Lyric FM and MDS.

**Description:**

The subject property comprises of a Penthouse Office Suite which is currently laid out in 18 individual offices however the partitions are demountable and can be rearranged to suit individual requirements.

The subject floor is serviced by 3 lifts while benefitting from an adjoining multi storey carpark.

**Accommodation:**

Subject unit comprises approximately of the following floor area: 3,660 sq ft.

**Fit Out:**

The subject unit is fully fitted out and ready for occupation.

**Services:**

The subject unit is fully serviced.

**Rent:**

€25,000 per annum for years 1 & 2 and €35,000 for 3, 4 & 5 (Plus VAT if applicable).

**Building Rates:** €8,680 (2016)

**Water Rates:** Subject to usage.

**Service Charge:** €4,930 (2017).

**Insurance:** Building Insurance included in service charge.

**Parking:** Up to 16 spaces available to rent separately and option for additional if required.

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

**Viewing:**

Strictly by prior appointment with

**Brian O'Dwyer**

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