

**TO LET** | 98 Henry Street, Limerick | Prime Office Space

**POWER**  
PROPERTY

Limerick | Galway | Athlone

# Penthouse Office Suite

## 98 Henry Street

## Limerick

## V94 P8YT

**OFFICE**



## Prime Office Suite 5,250 sq. feet

- Modern Office Accommodation wraparound external Terrace
- Prime Location in Limerick's Office District with a range of business and state occupiers, including HSE, Forvis Mazars and Grant Thornton
- Central location close to Colbert Train Station and the Peoples Park
- Fitted Office Accommodation, with a mix of open plan and private offices and Meeting Rooms
- Flexible Lease Terms Available (subject to contract)
- Large Floor Plates in an efficient configuration, with lift access to all floors

### ENQUIRIES TO



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### LOCATION

Limerick is the third largest City in Ireland and the capital of the Mid-West Region with a population of 102,287 in its urban area (2022 census). This office penthouse suite is located in one of Limerick's prime City Centre business districts and is within a short walking distance to many Limerick City Centre amenities including Cruises Street and O'Connell Street, the Peoples Park and Colbert Train Station. 98 Henry Street is a high-profile office block at the junction of at the junction of Henry Street and Mount Kennett Place. Surrounding occupiers include Grant Thornton, Forvis Mazars, HSE, Ilex Healthcare, DSB Advisory McMahon O'Brien Tynan Solicitors, Fexco and Holmes O'Malley Sexton Solicitors.

### DESCRIPTION

This penthouse office suite extending to (5,250 sq. feet) is located on the fourth floor which is accessed by a 2 passenger lifts from an attractive entrance foyer at ground floor level. The office is laid out to provide open plan accommodation, meeting rooms, and numerous private office suites, with access onto an external rooftop terrace. Car Parking is available in two adjacent multi-storey car parks at Mount Kennett Place.

### FEATURES

- Penthouse Office Suite
- Large External Wraparound Rooftop Terrace
- Central Location within Limerick's prime office District



### THE OPPORTUNITY

The opportunity to acquire a leasehold interest in a modern city centre office space.

This office suite offers the opportunity to establish a modern office on the penthouse floor of one of Limerick's prime office buildings.

The suite has the feature of an external roof terrace, with access from the office directly to the terrace.

The office space is available on flexible lease terms (subject to contract).

### LEASE

Lease Terms on Application

### BER RATING

**BER C1**

### RATEABLE VALUATION

Rates for 2024 €15,495

### RENT

Details on Application

### SERVICE CHARGES

€9,450 ex. VAT (Approx.)

### VIEWING

Strictly by appointment with the leasing agent Power Property

### ENQUIRIES TO

Rob Larby or Patrick Seymour

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