



**TO LET**

**GROUND FLOOR OFFICES,  
UNIT 1 PARKES YARD,  
ST. PATRICK'S ROAD,  
LIMERICK V94A8FX**

**RENT: €10,000 per annum.**



## SPECIAL FEATURES

Well presented office unit  
Fully fitted out  
Good condition throughout  
Central location  
Gas fired central heating  
Double Glazed windows  
Shower Room

## DESCRIPTION

<b>Location</b>	The subject property is located at Parkes Yard on St. Patrick's Road which runs between the Dublin Road and the Ballysimon Road on the outskirts of Limerick city.
	Parkes Yard comprises of a number of industrial units overlooking a secure court yard and parking area.
<b>Description</b>	The subject property a ground floor office unit comprising of an entrance porch, entrance hallway, two good sized offices, shower room, kitchenette, W.C. and W. H. B.
<b>Accommodation</b>	The approx. accommodation is as follows:  Ground Floor Area: 700 sq.ft.
<b>Fit Out</b>	The unit has been fitted out and let as seen.
<b>Car Parking</b>	Two designated car parking spaces.
<b>Services</b>	We understand that all main services are available to the property.
<b>Rates</b>	€385.00 per annum
<b>Rent</b>	€10,000 per annum plus VAT if applicable.
<b>Service Charge</b>	€TBC
<b>Insurance</b>	€TBC
	The above out goings were supplied by our clients and correct at time of going to print.

### Contact Negotiator: **Brian O'Dwyer 061 410410 (Viewing by appointment only)**

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.