



TO LET

**FOURTH FLOOR OFFICE,
MILL HOUSE
HENRY STREET
LIMERICK V94K6HH**

**RENT: Office Accommodation
€75,000 pa plus VAT if applicable**

BER C3



LOCATION

Limerick is the capital of the Mid West Region and is located approx. 210km south west of Dublin city and 100 km north east of Cork City. Mill House is located at the top end of Henry Street overlooking a large court yard area. This is Limericks prime office location. This flag ship building embodies the vision and confidence of one of the most progressive regional capitals in Europe. It's pioneering architecture, innovative design and visionary concept underpins its landmark status.

Nearby services and amenities include restaurants, bars, gymnasiums, creches and retail outlets. From here you can do the three bridges walk which is a stunning 3.6 km route on the banks of the River Shannon passing some of Limerick's most iconic landmarks, all with the convenience that a prime city centre location offers.

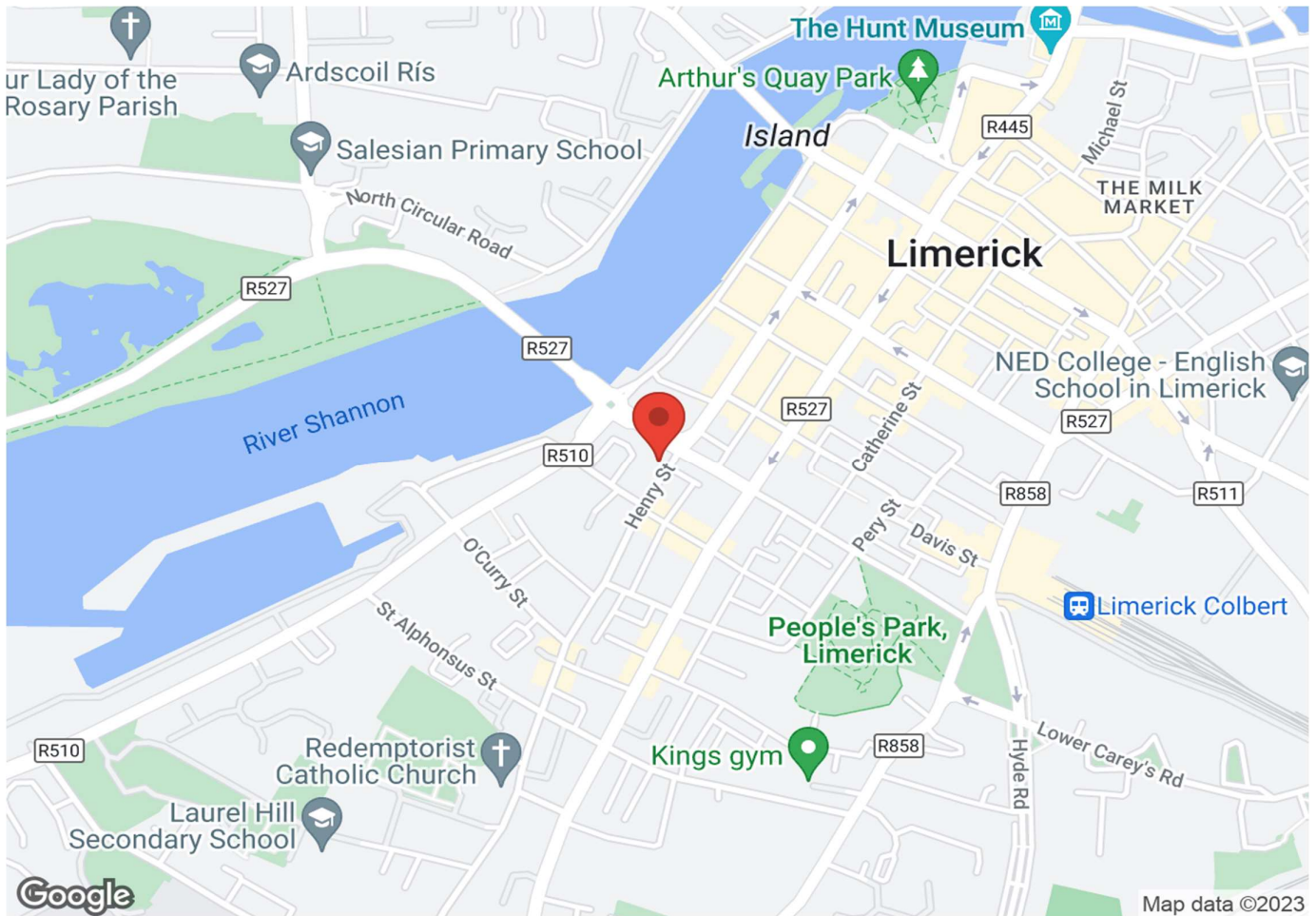
Other occupiers of the building include Grant Thornton, McMahon O'Brien Tynan Solicitors and Fitzpatrick Computer Group.

DESCRIPTION

Mill House has offices spanning over four floors, the upper floors are accessed via an attractive ground floor foyer with two lifts.

The floor plate of the unit allows for a generous use of space and light creating a comfortable and efficient working environment. The floor plate provides a good mix of cellular and open plan office accommodation throughout along with ancillary space to include W.C., W.H.B., comms room, storage rooms, canteen, etc. Internally the office accommodation has been fully fitted out throughout. The unit benefits from a large balcony area.





ACCOMMODATION (Approx.)

4,287 Sq. Ft.

PARKING

Parking available in the underground car park at a cost of €4,800 per annum plus VAT for four car parking spaces.

LEASE TERM

10-year Lease available

OUTGOINGS

We have been advised that the outgoings are as follows:

RATES:

2026: €12,897.

SERVICE CHARGE:

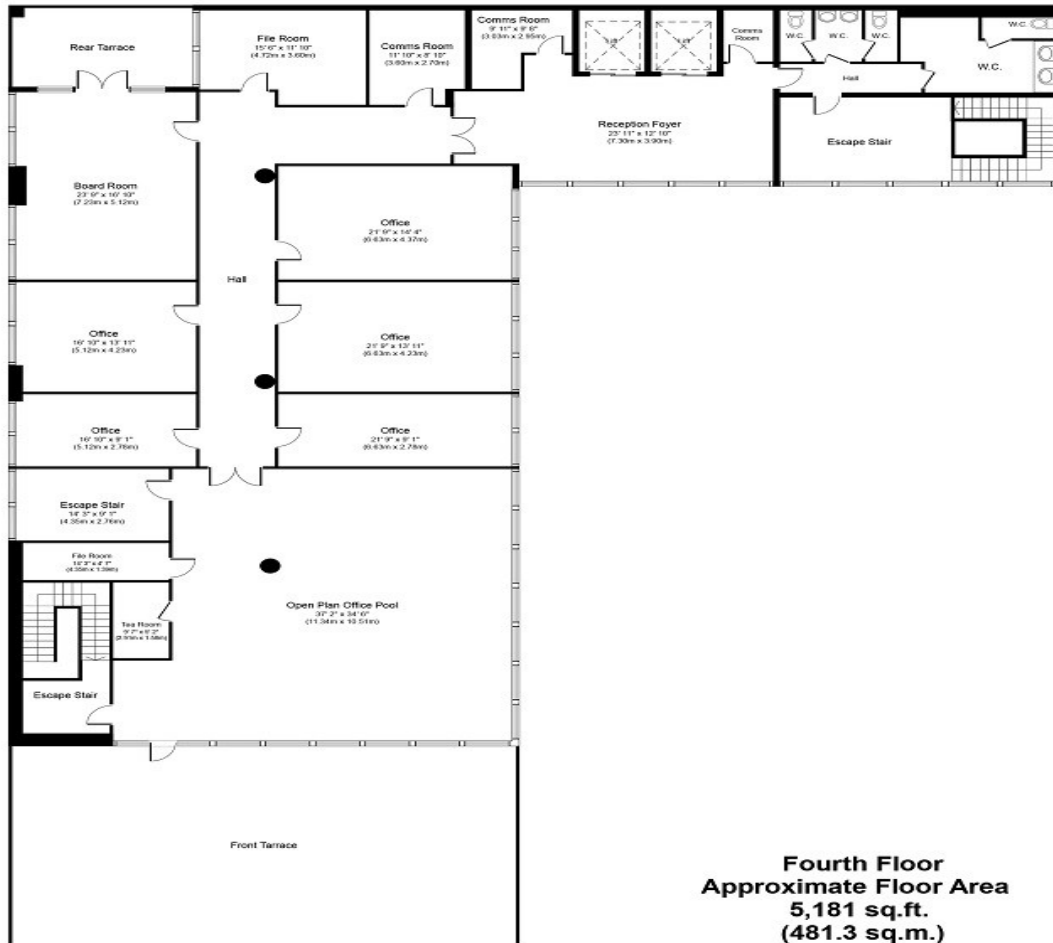
The service charge for 2026 for the 4th floor is €16,540 plus VAT at 23%.

MANAGEMENT COMPANY

Mill House Management Ltd.

Ground Floor, Carlton House, Shannon St., Limerick
Enquiries to:

Kersten Mehl Property Management Ltd.



**Fourth Floor
Approximate Floor Area
5,181 sq.ft.
(481.3 sq.m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown

RENT

€75,000 pa plus VAT if applicable
Four car parking spaces €4,800 pa plus VAT if applicable.

VIEWING DETAILS

By appointment only

Contact Negotiator

Brian O'Dwyer - Property Partners de Courcy O Dwyer
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**PROPERTY
PARTNERS**

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.