

First & Second Floors

47 THOMAS STREET, LIMERICK

TO LET



Prime City
Centre Location



Modern fully
fitted office space



12,700 Sq Ft (NIA)

Location

Limerick

Limerick is the Republic of Ireland's third largest City and the capital of the Mid-West Region with a population of 102,287 in its urban area.

Limerick is noted as one of Ireland's most affordable cities to live in and has a reputation for producing high quality graduates with University of Limerick having a student population of around 18,500 while Technology University of Shannon has over 14,000 students.

Limerick is only 27kms from Shannon Airport which has transatlantic flights to New York, Chicago and an array of European destinations.

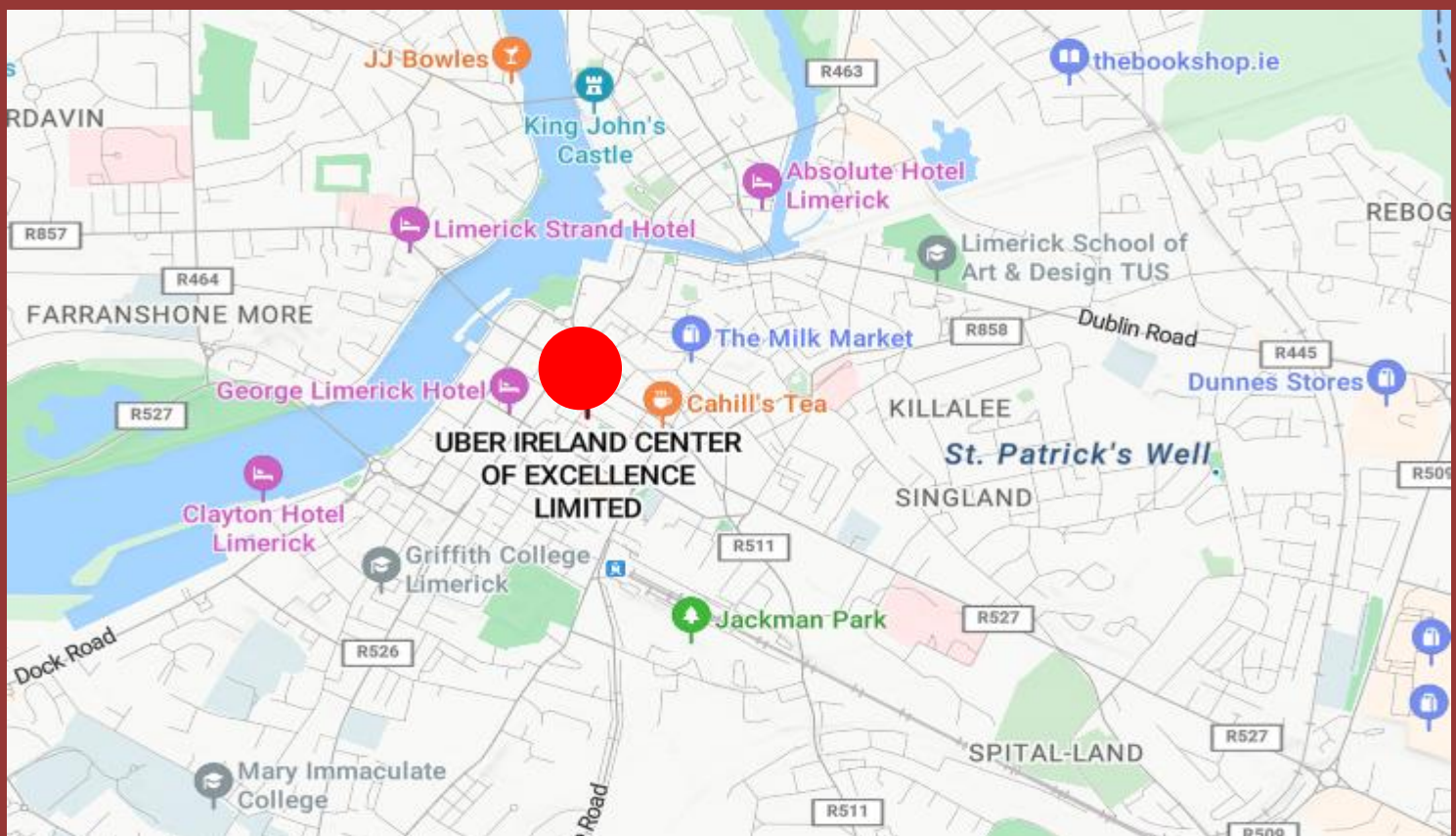
Major employers in Limerick include Lilly, J&J, Dell, Stryker, Analog Devices, Regeneron, General Motors and Uber to name but a few.

47 Thomas Street

47 Thomas Street is situated in the heart of the city centre and occupies a high profile corner site overlooking the pedestrianised Little Catherine Street which is noted as one of Limerick's most attractive streets.

Thomas Street and the immediate surrounding area is noted for its energetic atmosphere having a multitude of cafes, restaurants and traditional bars. These amenities make it a very attractive place to live and work.

There is a gym in the basement of the subject building and within 55 metres there is a barrier controlled multi storey car park that can provide yearly contracts to office occupiers.



Letting Highlights

47 Thomas Street is a high profile corner office building located in the heart of Limerick City Centre.

The building offers high quality Grade A fully fitted office space over ground and first floor levels.

The specification includes open plan space with 1,200mm desks, meeting rooms, private offices, comms room, canteen, break out areas and own WC's on each floor. There is natural daylight to three sides.

Each floor has raised access floors, air conditioning, open ceilings and LED strip lighting.

The building is entered via a lobby off Thomas Street where there is a single 10 person 800kg passenger lift and stairwell.

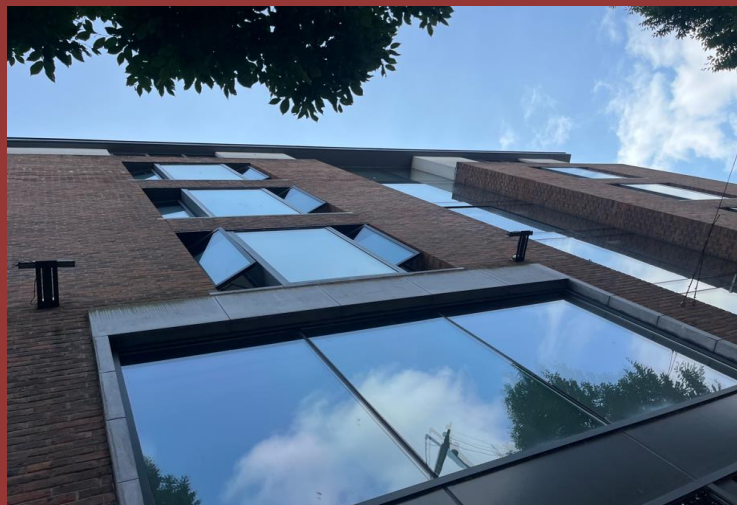
Floor Areas (NIA)	Sq.M.	Sq.Ft.
First	539.67	5,809
Second	640.10	6,891
Total	1,179.77	12,700



47 Thomas Street, Limerick

For Lease

Gallery



- Floor 5 Uber | Canteen & Events
- Floor 4 Uber
- Floor 3 Uber | Reception
- Floor 2 Uber
- Floor 1 Everise
- Ground Floor
- Basement | Gym

Lease Terms

Competitive Lease Terms Available

Viewing

By appointment only
with the Joint Agents

Rent & Outgoings

Rent - On Application

Rates - €2.41 per sq.ft. pa

Service Charge - €3.92 per sq.ft. pa

BER Rating

BER Number: 801065616 & 801066119



Joint Agents

The logo for CBRE, consisting of the letters 'CBRE' in a bold, white, sans-serif font on a black background.



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