

**FOR SALE** | By private treaty

**POWER**  
PROPERTY

Limerick | Galway | Athlone

**Unit F**  
**Lock Quay**  
**Limerick**  
**V94FP90**

**OFFICE**



- Three-storey mid-terrace office building extending to approximately 2,200 Sq. Feet, with 3 car spaces.
- The property may be suitable for conversion to residential use, subject to the necessary planning permission.
- Prime City Centre location close to all local amenities including Limerick School of Art and Design.
- Zoned “City Centre” under the development plan which permits residential use.

T +353 61 318 770

Find out more online at [ppg.ie](http://ppg.ie)





## LOCATION

Limerick is the third largest city in Ireland and the regional capital of the mid-west of Ireland with a population in County Limerick of 205,444 (Census 2022). Limerick City lies on a strategic position along the Mid-West corridor of Ireland bordered by County Tipperary to the east, County Cork to the south, County Kerry to the southwest and County Clare to the north. The population of Limerick City is 102,287 in the metropolitan area of the city. Limerick has a student population of more than 34,000.

Limerick is located approximately 100km north of Cork City (N20), 200km southwest of Dublin (M7) and 100km south of Galway City (M18). Limerick City benefits from excellent connectivity with the M7 motorway giving easy access to Dublin (2 hours), the M18 motorway giving access to Galway (1 hour) and the N20 giving access to Cork City (2 hours). There are frequent rail services connecting Limerick (Colbert Station) to Dublin (Heuston Station).

The subject property is located at Lock Quay in Limerick City Centre with further access from Clare Street. The surrounding area is primarily office & retail in use, with prominent nearby occupiers including -- TG McNamara Consultant Orthodontist, Dennehy O’Gorman Sheehan Accountants, Rockhall Vets & Limerick School of Art and Design.

## ZONING

The subject property is currently zoned “City Centre” under the Limerick Development Plan 2022 – 2028.

**Objective:** To protect, consolidate and facilitate the development of the City Centre commercial, retail, educational, leisure, residential, social and community uses and facilities.

**Purpose:** To consolidate Limerick City Centre through densification of appropriate commercial and residential developments ensuring a mix of commercial, recreational, civic, cultural, leisure, residential uses and urban streets, while delivering a high-quality urban environment which will enhance the quality of life of residents, visitors and workers alike.

The zone will strengthen retail provision in accordance with the Draft Retail Strategy for the Limerick Shannon Metropolitan Area and County Limerick, emphasise urban conservation, ensure priority for public transport, pedestrians and cyclists, while minimising the impact of private car-based traffic and enhancing the existing urban fabric.

## Title

We understand the property is held with Freehold title.

## Services

We understand all main services are available to the property all intending purchasers will need to satisfy themselves in respect of services.



Approximate Site Location Outlined in Yellow

## DESCRIPTION

The subject property comprises a three-storey mid-terrace office building with dual access from Lock Quay/Clare Street and the benefit of a secure rear car park with 3 designated spaces.

We have set out below details of accommodation;

Floor	Use	Area Sq. Ft. (GIA)
Ground	Office	733
First	Office	733
Second	Office	733

## VIEWING

Strictly by prior appointment with the sole selling agents;

Contact:

Patrick Seymour – PSRA No. 001297-001336  
061 318770

Email: [Patrick@ppg.ie](mailto:Patrick@ppg.ie)

Rob Larby PSRA No. 001297-010077  
061 318770

Email: [rob@ppg.ie](mailto:rob@ppg.ie)

## RATEABLE VALUATION

There is no current rateables valuation for the subject property.

**BER No. 801125709**

**287.76 kWh/m<sup>2</sup>/yr 2.17**