

FOR LEASE

Ground Floor Office Space
BALLINCURRA HOUSE,
SOUTH CIRCULAR ROAD, LIMERICK



GROUND FLOOR:

€16,200 PLUS VAT PA

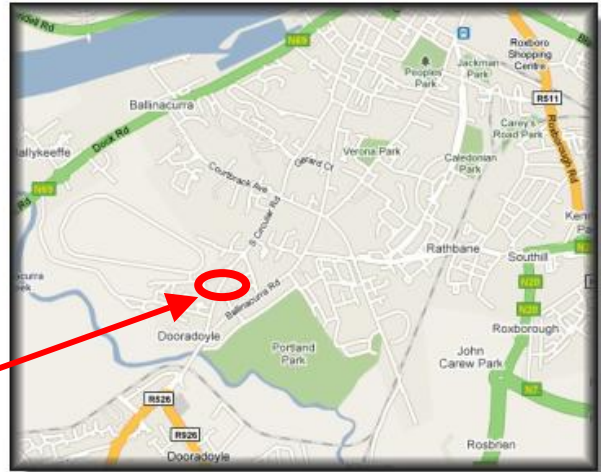
- 1,350 sq/ft (125 sq/m) of ground floor office space
- Located close to Limerick city on a main bus route
- Convenient to Limerick Bypass
- Brand new electrical & CAT6 infrastructure
- Lease Term Negotiable

Philip O'Reilly & Co.Ltd. for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a proof for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of an offer or contract; (ii) All description, dimensions, references and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) No person in the employment of Philip O'Reilly and Company Limited has any authority to make or give any representation or warranty whatever in relation to this property.

LOCATION

This office space is located in a unique, quiet & private location. It is very close to local crèche and just 5 min walk from the Crescent shopping centre.

Ballincurra House



DESCRIPTION:

Client Lobby:

Conference Room: 350 sq/ft (33 sq/m)

Reception: 300 sq/ft (28 sq/m)

Office: 375 sq/ft (35 sq/m)

Office: 220 sq/ft (20 sq/m)

Office: 105 sq/ft (10 sq/m)

Separate WC:

Shared use of Kitchen



Office Space



Shared Use Area

OPTIONS (CHARGES TO BE NEGOTIATED)

Phones & Calls

Desks / Furniture

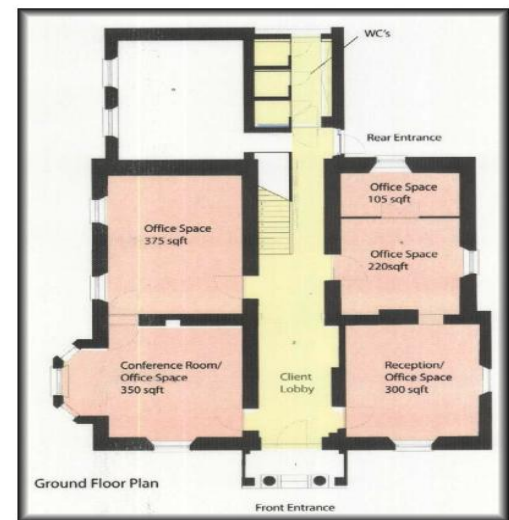
Reception / Call Answering & Message Service

Secretarial Services

Photocopying Printing (including plotting) &

Faxing Services

Lease Term Negotiable.



Property Code: 2411