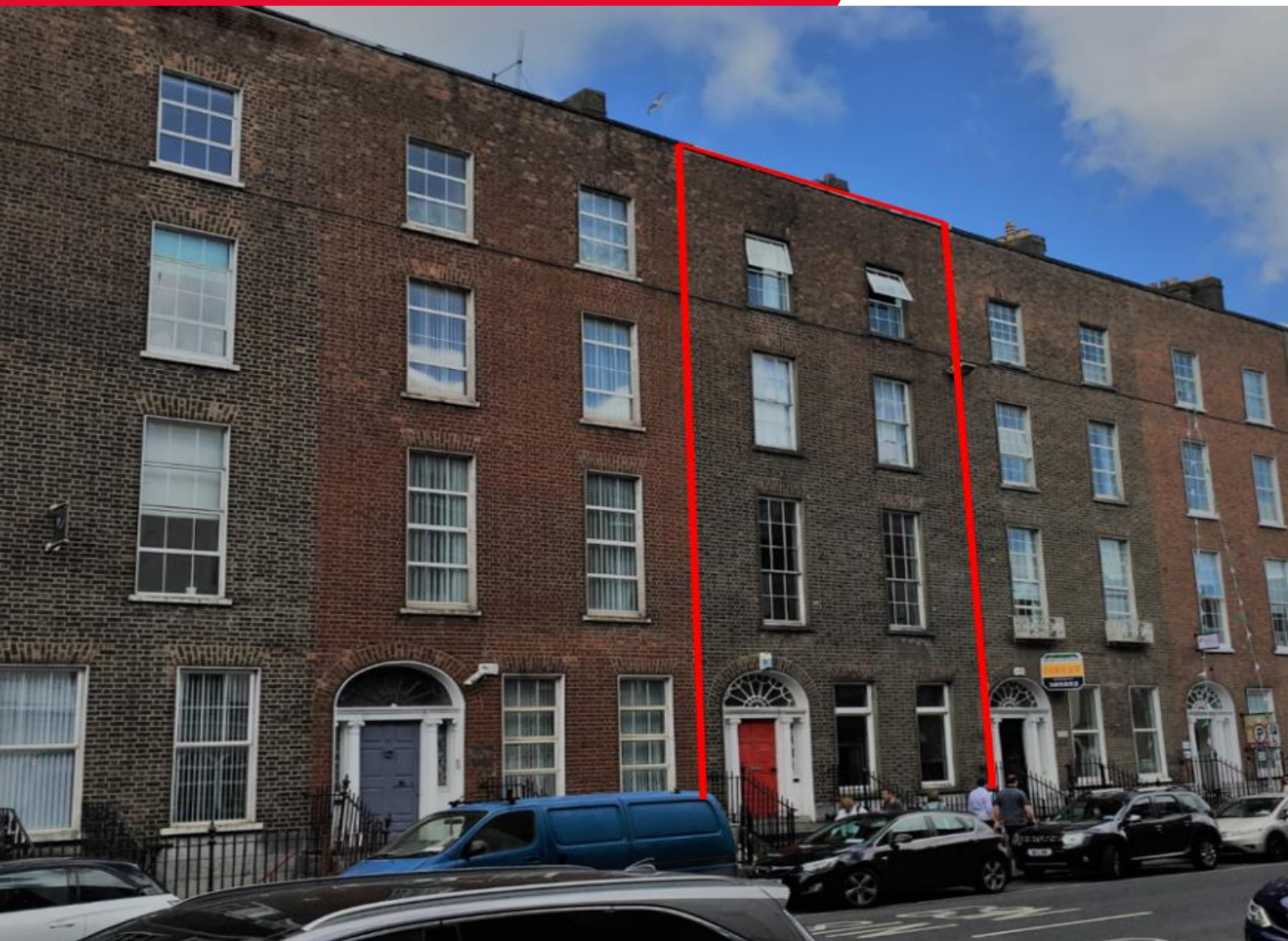


For Sale by Private Treaty

91 O'Connell Street, Limerick



Office Opportunity with Full Vacant Possession

Property Highlights

- Georgian office building extending to approximately to approx. 498.37 sq m (5,364.45 sq ft) in a prominent city centre location on O'Connell Street, Limerick.
- Four storey over basement building extending to approx. 498.37 sq m (5,365.45 sq ft)
- The existing layout provides predominately cellular office accommodation over all floor levels.
- Central Heating system.
- Prime office location situated within the city CBD with a range of professional services, legal and financial services occupiers in the immediate environs.
- For Sale by Private Treaty

Contact

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Location

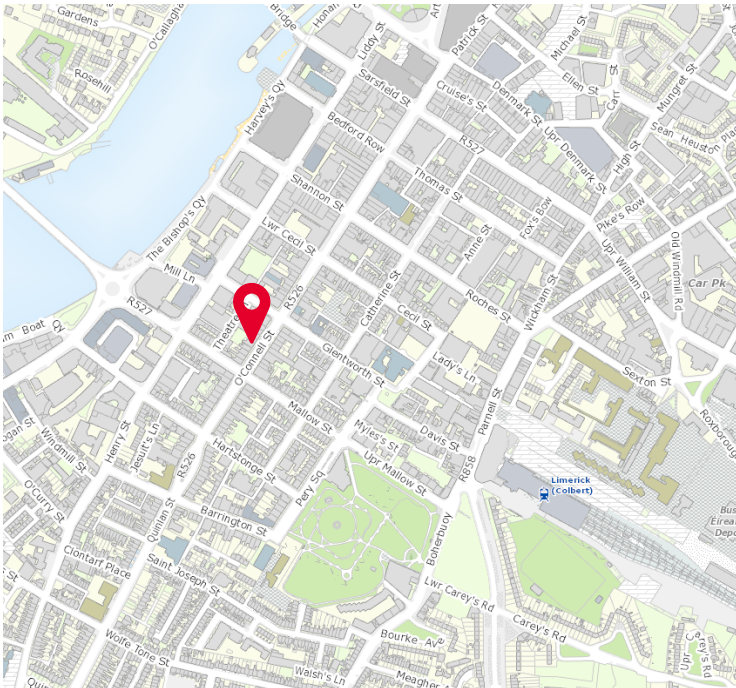
Limerick City is the driver of economic activity in the Mid-West Region and focal centre for retail, commercial and third level educational activity in the area. General transport infrastructure in the Limerick area is strong with numerous national roads and motorways converging.

The property is located on O'Connell St, the main thoroughfare in Limerick City. The property is in a prominent position between the junction of Glentworth Street and Mallow Street. The surrounding area is considered an established office location within Limerick City occupied by various solicitors, accountants and insurance brokers.

Description

The property comprises a mid-terrace four storey over basement Georgian building extending to approx. 498.37 sq m (5,364.45 sq ft). Internally, the property is generally in good condition and comprises office space on the lower ground, ground, first, second and third floors. In addition, the property benefits from staff facilities such as canteen / kitchenette and toilets on the third floor of the building.

The property is available with the benefit of Full Vacant Possession and was previously occupied by a professional services occupier. The property would benefit from refurbishment and modernisation internally.



Accommodation

Floor Area	sq m	sq ft
Basement	78.7	847.13
Lower Ground Floor	144.98	1,560.56
Upper Ground Floor	66.72	718.17
First Floor	69.35	746.48
Second Floor	68.34	735.61
Third Floor	70.28	756.49
Total	498.37	5,364.45

Building Energy Rating

BER E2

BER No: 800639957

129.09 kgCO₂/m²/yr 2.13



Guide Price

€450,000 (ex VAT)

Viewings

By appointment with Cushman & Wakefield

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