

GARDENS

— I N T E R N A T I O N A L —

HENRY STREET | LIMERICK



CUSHMAN &
WAKEFIELD

EXECUTIVE SUMMARY

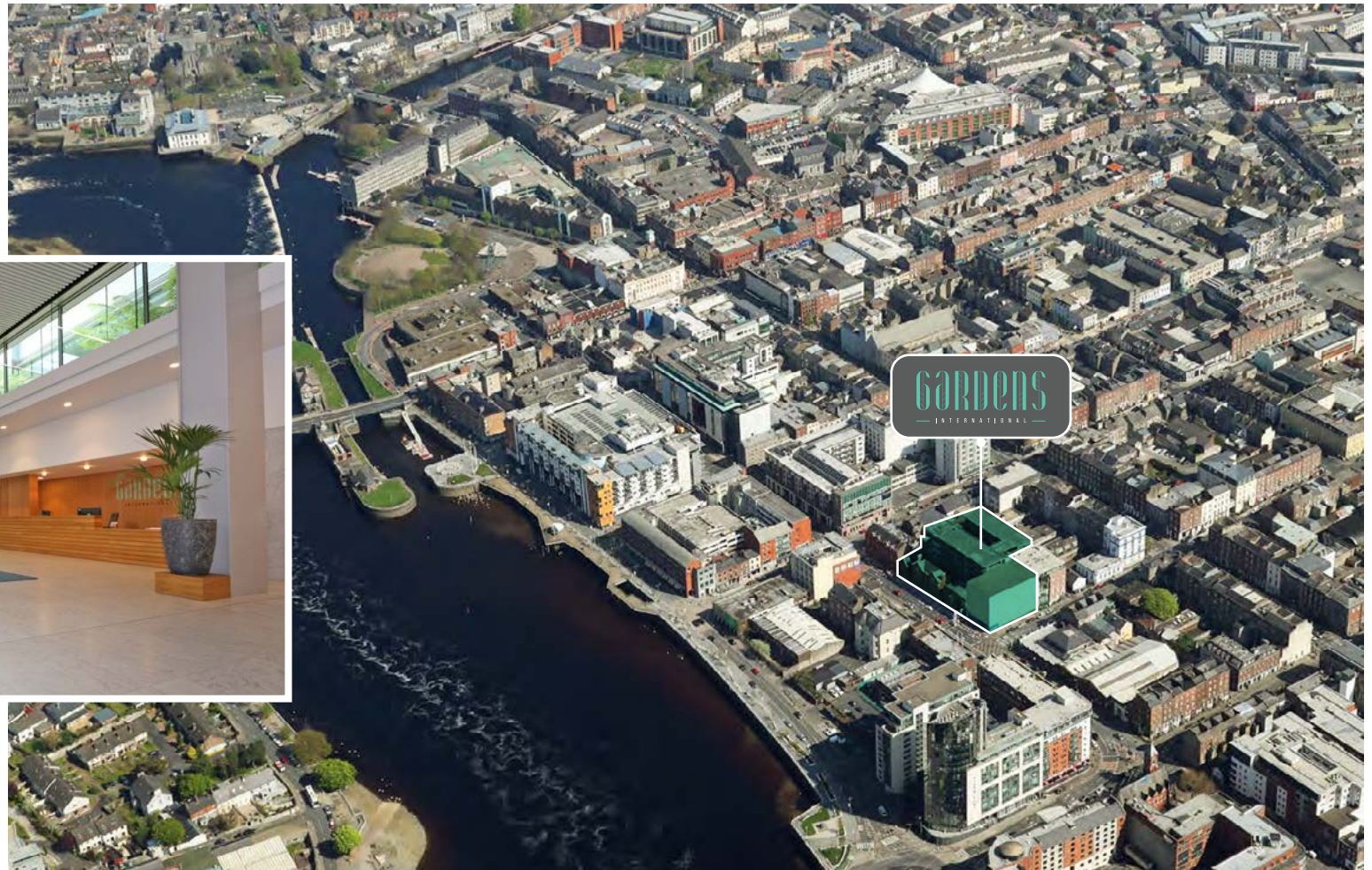
Prime City Centre
Location

LEED Gold Office
Accommodation fully fitted
to a very high standard

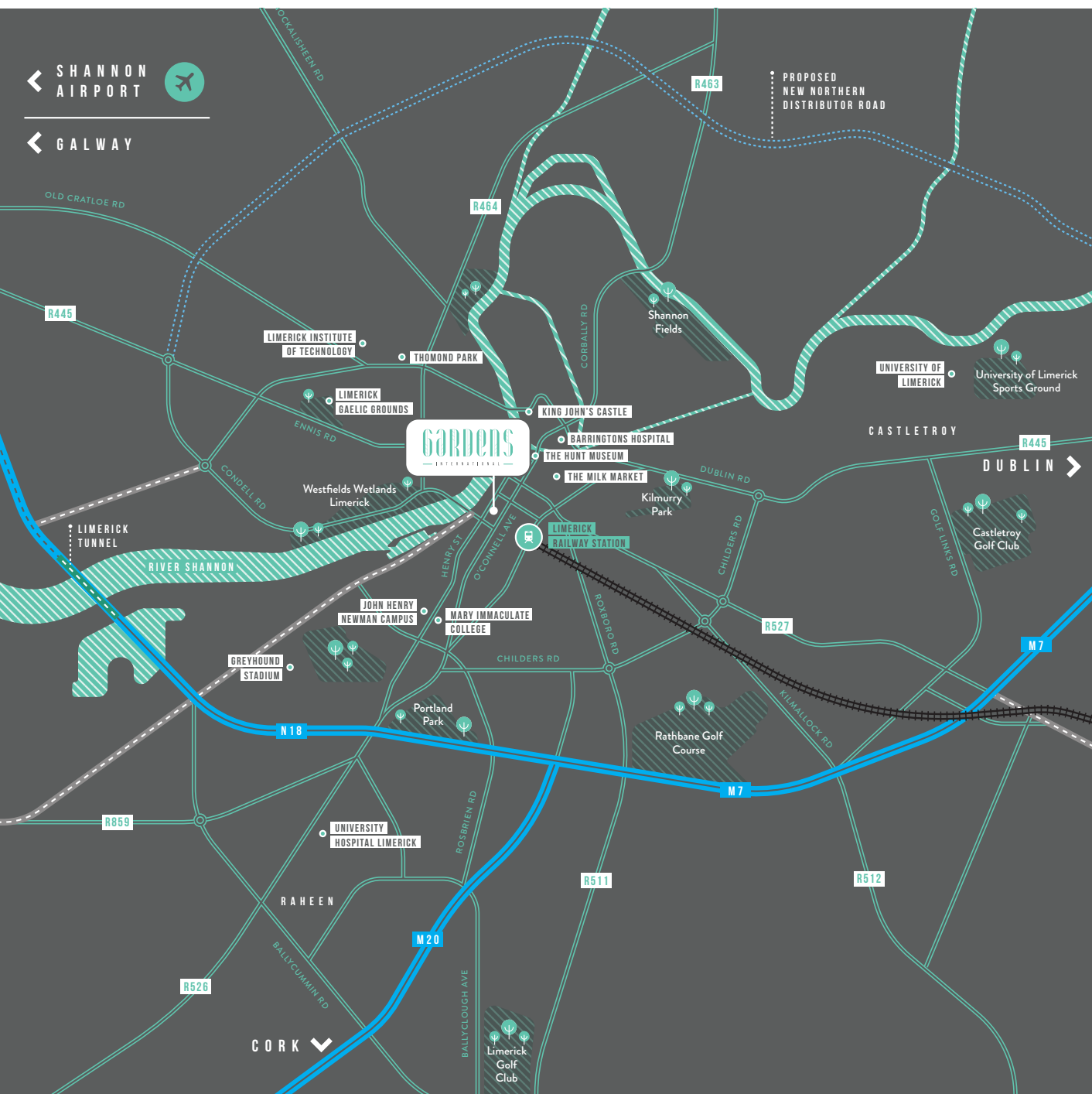
Open Plan and
Cellular Offices

Excellent communal
and staff facilities

One of Limerick's most
Iconic Office Buildings



THE COMBINATION OF
DYNAMIC CONTEMPORARY
ARCHITECTURE AND OLD
HERITAGE BUILDINGS



THE CITY

The Gardens International stands proudly in the heart of Limerick City. Just 20 minutes from Shannon International Airport and with excellent rail and road infrastructure Limerick is one of Ireland's best-connect cities.

This historic city is now one of Ireland's leading lights in attracting dynamic new businesses across many sectors drawn by the vibrancy of the city and the large talent pool available in the surrounding areas. This talent pool is nurtured by the city's three universities; widely regarded as three of the most respected third level institutions in the country: University of Limerick (UL); Technological University of the Shannon (TUS) and Mary Immaculate College (MIC).

OFFICE LOCATION

The Gardens International is strategically located in the centre of Limerick City on Henry Street. Henry Street is one of the cities premier thoroughfare and is ideally situated adjacent to O'Connell Street and close to the Quay area. Henry Street includes some of Limericks most well known occupiers and developments including Harvey's Quay; Howley's Quay and The Savoy Hotel.

THE
CONNECTED CITY

DESIGNED FORMODERN BUSINESS

THE OFFICES

Completed in 2019 The Gardens International provides unrivalled LEED Gold office accommodation in the heart of Limerick City. The Gardens International comprises a total of 80,000 sq ft of third generation office accommodation accessed via a large and impressive shared reception area at ground floor. The design of the reception takes full advantage of the original heritage building to include double height atrium.

Tenants within the Garden's include North, Openchip, WHOOP, Reddy Architects, DM Financial and Transact with Babylon Café occupying the ground floor retail unit. The accommodation currently available in The Gardens International is situated on the Ground and first floor totalling 15,948 sq ft. Office space available from 1,803 sq ft upwards. The space is finished to an exceptionally high standard to include a mix of open plan and cellular offices and staff areas.

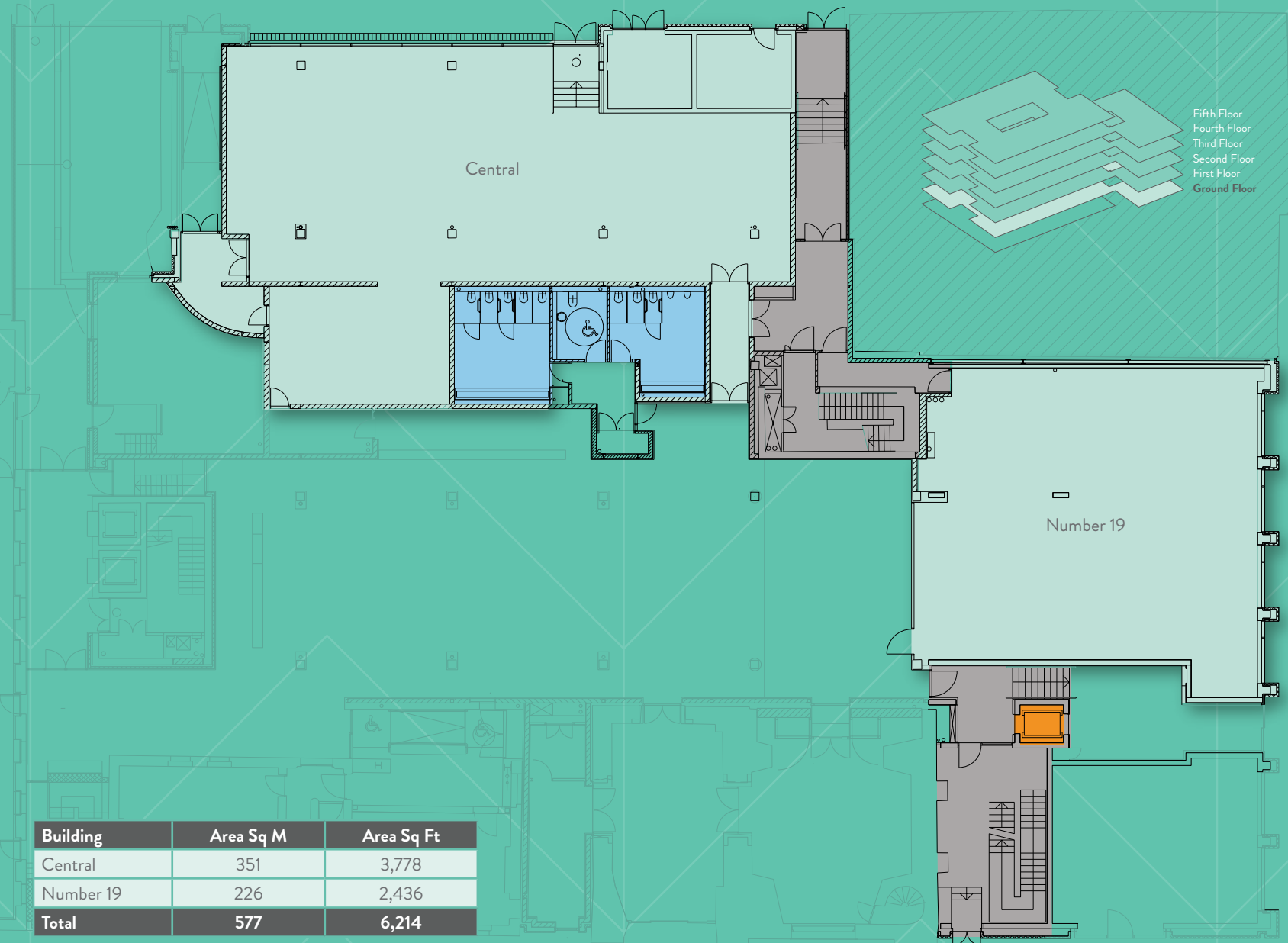


THE OFFICE FLOOR
PLATES OFFERS SUPREME
LAYOUT FLEXIBILITY WITH
EXCEPTIONAL NATURAL
LIGHTING LEVELS.



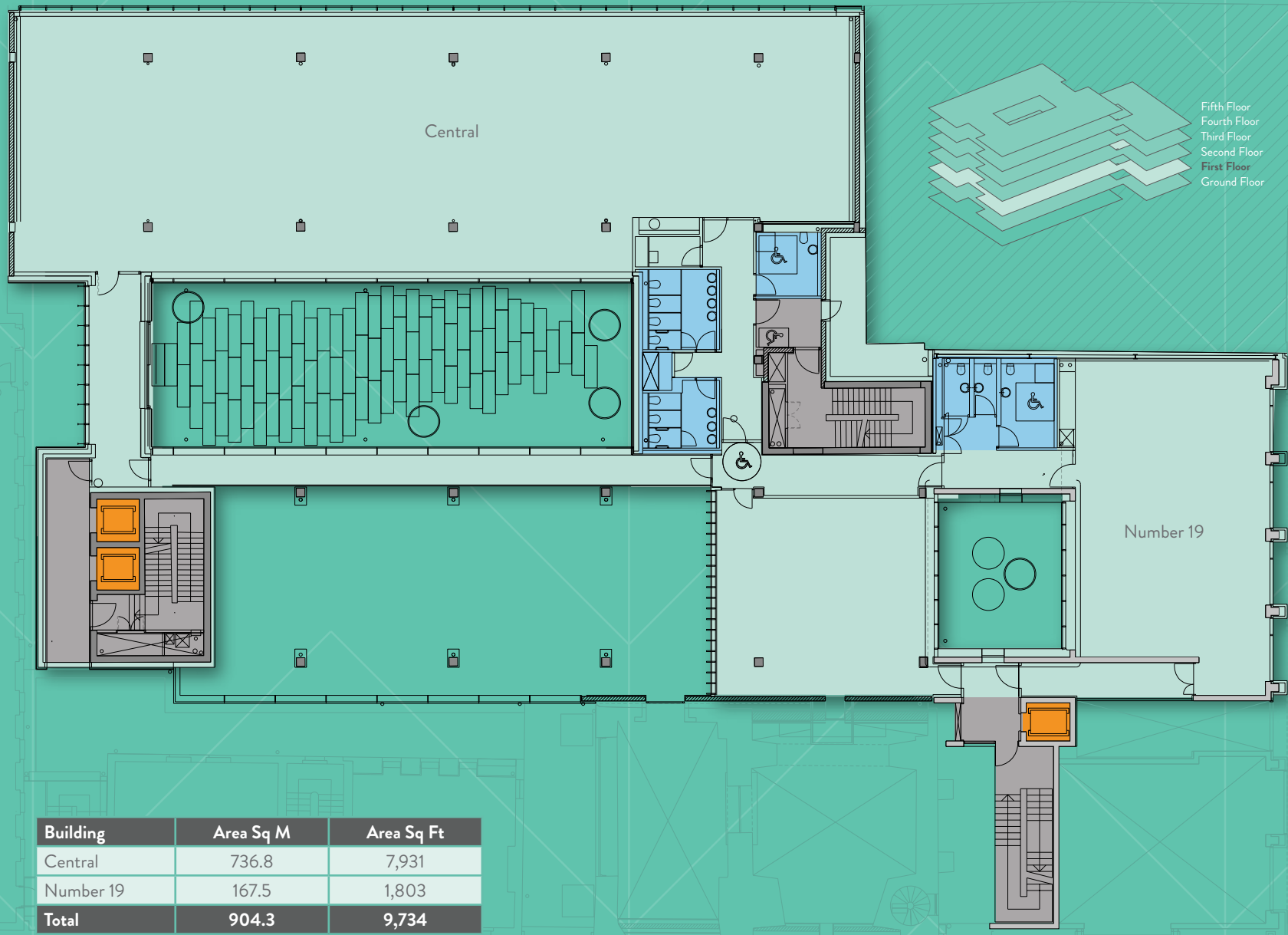
FLOOR PLAN

GROUND FLOOR



FLOOR PLAN

FIRST FLOOR



GARDENS

— I N T E R N A T I O N A L —

AGENT



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WAKEFIELD**

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