# INTERNATIONAL

HENRY STREET | LIMERICK





Prime City Centre Location 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 Building



# CONNECTED CITY

### 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 regarding 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 OFFICES

Completed in 2019 The Gardens International provides unrivalled modern 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 NAC,
Transact and Pegasus and in total occupy 65%
of the accommodation. The accommodation
currently available in The Gardens International
is situated on the third, fourth and fifth floors
totalling 28,783 sq ft. Office space available from
3,262 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.







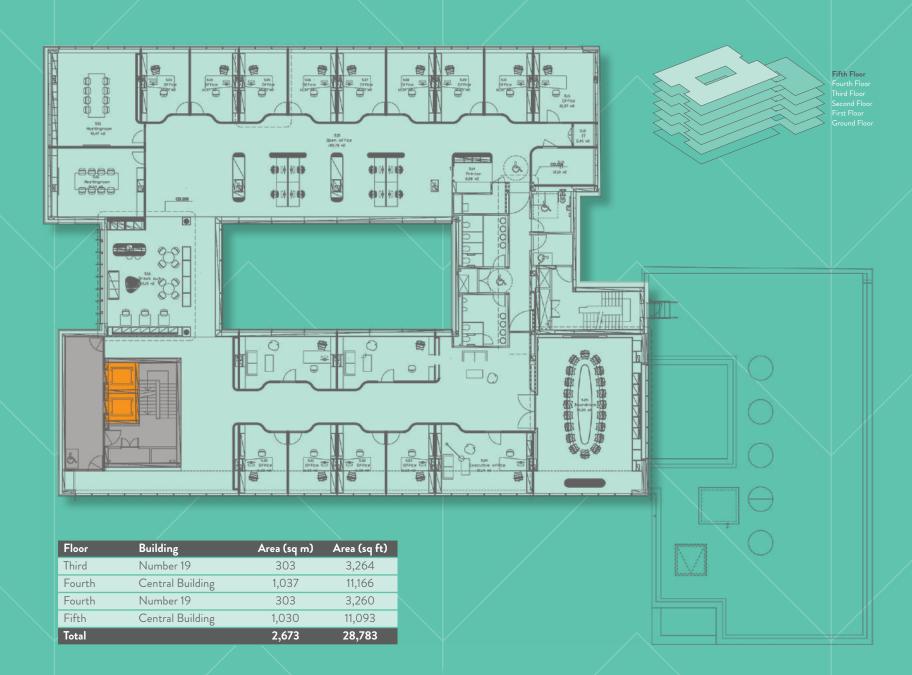




## **FOURTH FLOOR**



# FIFTH FLOOR





# **AGENT**



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