



**Cohalan  
Downing**

**Modern Detached Office Building  
with Ancillary Warehouse**  
**Subdivision Considered**

**Unit D1, Donnybrook Commercial Centre,  
Donnybrook, Douglas, Cork. T12 TY43**



**021 427 77 17**

**> [www.cohalandowning.ie](http://www.cohalandowning.ie)**

- > The property comprises an impressive detached corporate headquarters style office & warehouse unit (previously occupied by Aramark) extending to an approximate floor area of 7,295 Sq.ft (677.7 sqm) together with an abundance of shared car parking facilities and vehicular circulation areas, set down areas and yard space to service loading access, if required.
- > Excellent location at the entrance to the Donnybrook Commercial Centre, in close proximity to public transport links and readily accessible from Douglas Village and the N40 South Ring Road Network.
- > The property is modern and imposing with an attractive reception area and large grade level loading door to the western elevation. The warehouse benefits from a minimum eaves height of 6.1m.
- > The substantial office accommodation is laid out over two floors to provide an impressive reception area with a useful mix of private and open plan offices, meeting rooms, training rooms, admin areas, telecoms, canteen and staff facilities. The office accommodation benefits from an abundance of natural light and natural ventilation.
- > The office accommodation is wired and networked with wall trunked data cabling. The building is fitted with gas central heating and a number of Air Conditioning units in the board room and comms room. Internal finishes include carpet, acoustic suspended ceilings, and recessed strip lighting.
- > The space may be suited to sub-division and the landlord may consider proposals on this basis.

**Viewings Strictly By Appointment With Sole Agency**

**FOR LEASE**

## Location

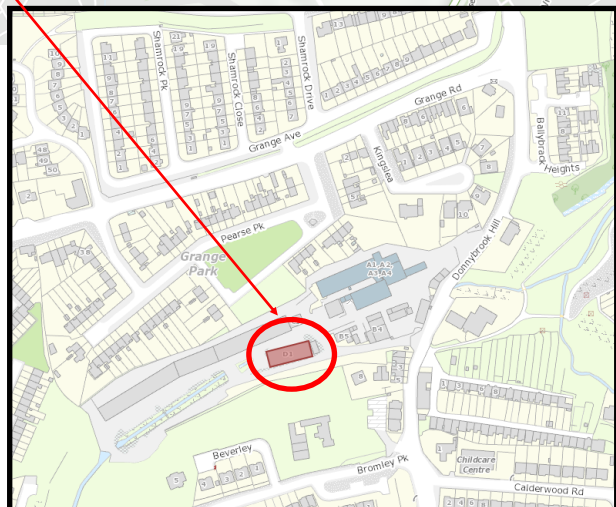
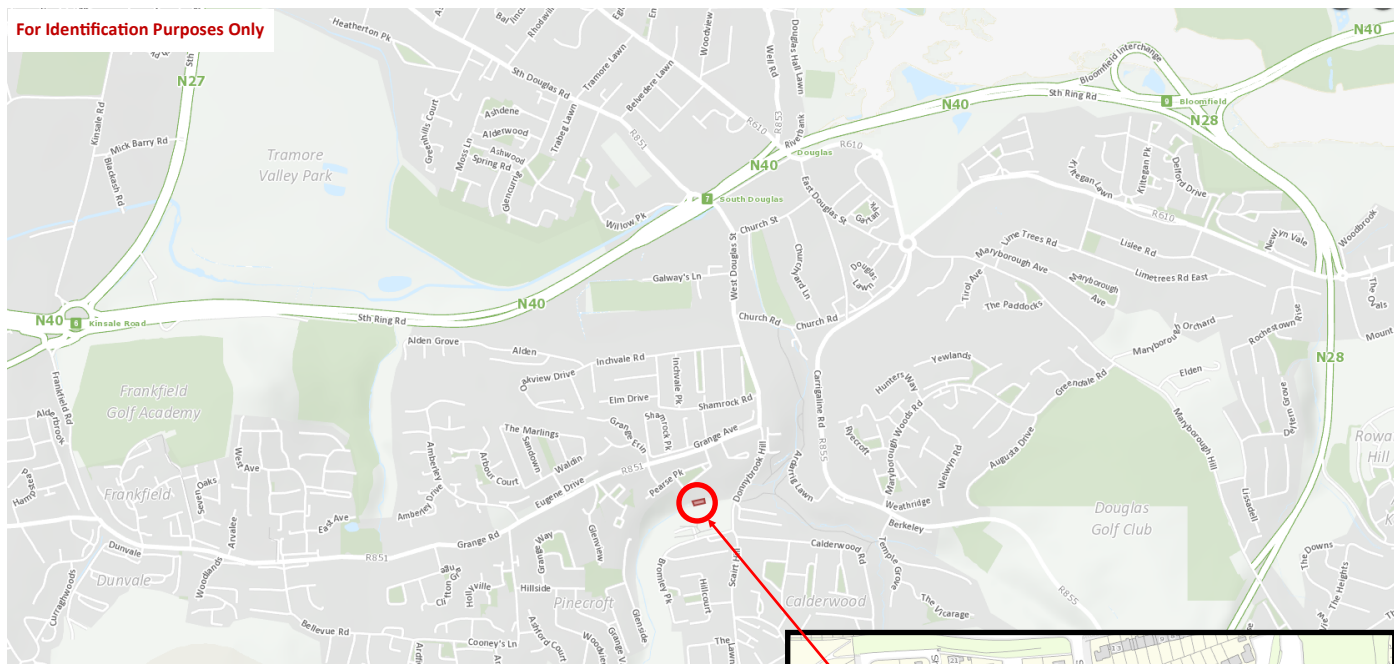
Ideally located within the thriving employment hub of the Donnybrook Commercial Centre, which is situated on the western side of Donnybrook Hill, just south of its junction with the Grange Road. The entrance to the Centre fronts Breen's Maxol & Centra and Christy's Floor Coverings. Douglas Village is within close proximity and the N40 South Ring Road network is also readily accessible, a mere 1.5 km to the north. Donnybrook Commercial Centre is widely recognised as one of the premier business locations in the area. The success of the Centre is underpinned by the wide array of established and notable occupiers such as Flexachem, CLIQ, BEL Childcare, Bathshack, Global Life Assurances, Elite Pilates, Twohig & Co, Tyres at Home and Sigma Homes. There is a regular bus service located at the entrance to the Centre for ease of accessibility.

## Accommodation

| Description                | Sq.M.<br>Approx. | Sq.Ft.<br>Approx. |
|----------------------------|------------------|-------------------|
| Ground Floor Offices       | 214.6            | 2,310             |
| First Floor Offices        | 264.77           | 2,850             |
| Ground Floor Office (Rear) | 120.77           | 1,300             |
| Warehouse                  | 77.57            | 835               |
| <b>Total</b>               | <b>677.71</b>    | <b>7,295</b>      |



For Identification Purposes Only



**Rates:** In the Region of €15,000 pa

**Service Charge:** In the Region of €5,000 pa

## Viewing:

Strictly by prior appointment with Sole Agents;

**Rob Coughlan**

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