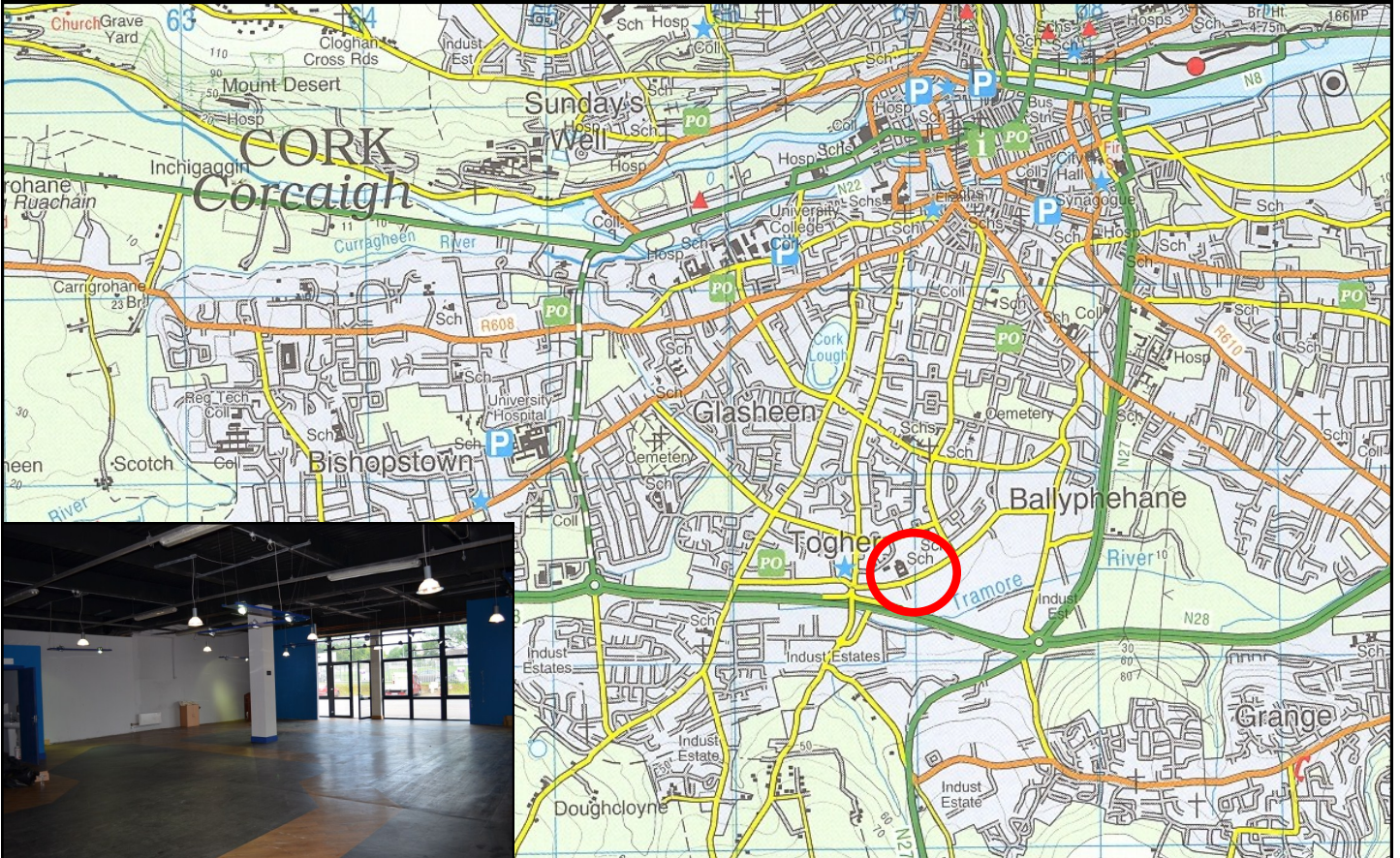# Showroom Unit,
Tramore Commercial Park, Tramore Road, Cork.

> A high profile commercial / showroom unit with approx. 3,750 sq. ft. of ground floor space.

> Suitable for a multitude of different uses (subject to planning).

> The property is situated in the ever popular Tramore Commercial Park with excellent access to Cork City Centre and the South Ring Road Network.

> Other occupiers in the Park include Select Floors and Tiles, Cash & Carry Kitchens, Mocad, PPL Biomechanics, Jonathon O'Brien Cars and Munster Rugby.

Showroom Unit,
Tramore Commercial Park, Tramore Road, Cork.

Accommodation:	Sq. Ft.	(approx.)	Sq. M.
Total GIA:	3,750		348.38

Location:
The property is located to the front of the Tramore Commercial Park facing onto Tramore Road.
This established Commercial Park is conveniently situated just 0.5 kms from the South Ring Road and approximately 3 kms south of Cork city centre. With an 80% occupancy rate in the current climate and very low turnover of tenants this business location is a proven success.

Description:
The property is currently fitted out to a high standard for showroom use. The property comprises of the main showroom area, a workshop, office, stores and ladies & gents toilets. The unit has a full height glazed frontage, plastered & painted walls, tiled floors and 250kw spot lighting.

BER Rating: BER B3

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