

TO LET

**Second Floor, Unit 7, Holbar
House, East Douglas Village,
Cork T12 HY95**

**Cohalan
Downing**





ABOUT THE PROPERTY

Second Floor: Self contained office suite (60 sqm : 648 sqft)

Corner position, dual aspect with excellent natural light.

On site car parking.

New lease available.

Guide Rent: €13,500 p.a excl.

BER INFORMATION



LOCATION

Located in the heart of Douglas Village just 3.5km south east of Cork City Centre and forming part of the mixed use East Douglas Village Development between Douglas Village Shopping Centre and Douglas Court Shopping Centre.

Neighbouring occupiers include EBS, Ramen, HS2 Hair Salon, Regina Nails, Aylesbury Clinic, Harmony Clinic and Declan O'Toole Solicitors.

DESCRIPTION

Unit 7 is a second floor office suite extending to approx. 648 sqft : 60 sqm with stairs access from ground floor level.

The suite has own door access, is self contained and is dual aspect. It is laid out with reception area, two private offices, open plan office and cloakroom with WC & WHB.



For Further Information:

Margaret Kelleher: (087) 251 7266 mkelleher@cohalandowning.ie

Viewing Strictly by appointment with the sole letting agent Cohalan Downing.

Cohalan Downing

14 South Mall, Cork T12 CT91

Tel: (021) 4277717

Email: info@cohalandowning.ie

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