

Unit 4 Cleve Business Park, Monahan Road, Cork. T12 DT66

FOR IDENTIFICATION PURPOSES ONLY



**021 427 77 17**

> [www.cdacork.com](http://www.cdacork.com)

- > Well presented, modern, ground floor, own door office suite finished with painted walls and carpet flooring.
- > The unit has suspended acoustic ceiling panels and recessed strip lighting.
- > The unit is fitted with data cabling and is alarmed for security.
- > The internal layout of the unit comprises a large reception area with 6 private offices, a staff canteen and ladies and gents W.C's to the rear.
- > Externally the unit has the benefit of 5 private car parking spaces.

TO LET

Viewings Strictly By Appointment With Letting Agents

**Location:** The property is located on Monahan Road approximately 1 kilometre east of Cork City centre with easy access to the South Link Road and the city suburbs such as Blackrock, Mahon & Douglas. Adjoining commercial locations of note include Tellengana, Phoenix House, Celtic Business Park and CAB.

**Description:** The property comprises a Ground Floor office suite finished to a superb standard to include carpeted floors, suspended ceilings, recessed strip lighting, fully wired for data & telecoms & alarmed. This self contained office suite also includes toilets and a kitchenette facility with the availability of complimentary car-parking also on site.

**Accommodation:**

FLOOR	SQM	SQFT
Ground	185.8	2,000
Total Area (Approx.)	185.8	2,000

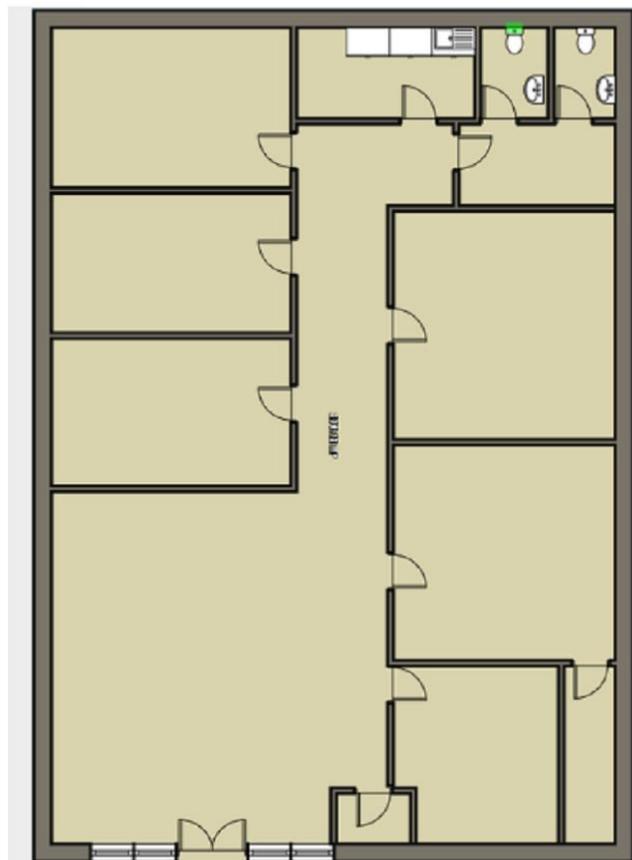
**Rent:** €24,000 per annum.

**Rates:** €6,294 per annum (2018)

**Service Charge:** €1,400 per annum (2018)

**Insurance:** €880 per annum (2018)

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**Viewing:**

Strictly by prior appointment with letting Agent;

**Rob Coughlan Email:** [rcoughlan@cdacork.com](mailto:rcoughlan@cdacork.com)

**TBC:** BER Cert

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