

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

FOR IDENTIFICATION PURPOSES ONLY



021 427 77 17

> 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)

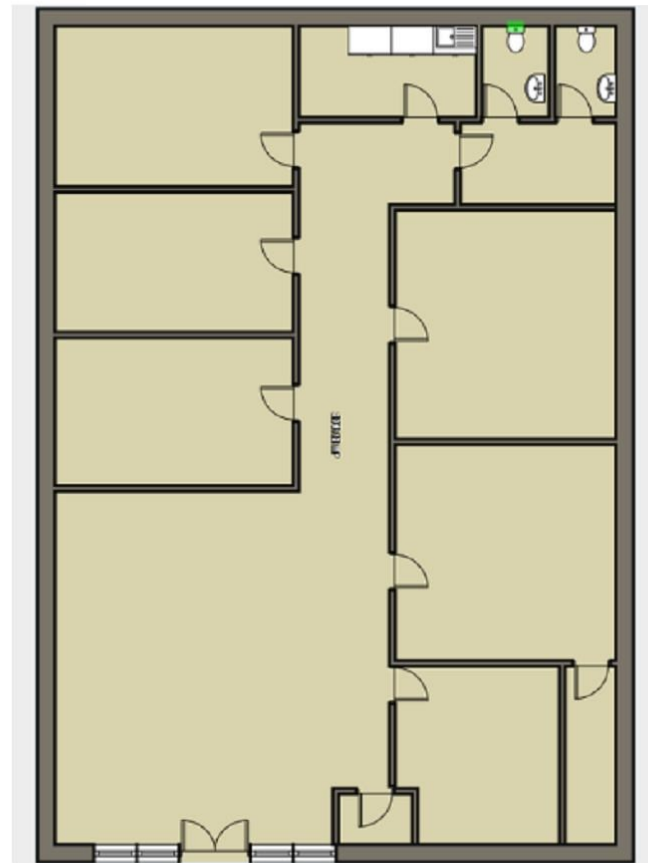
Insurance: €880 per annum (2018)

Viewing:

Strictly by prior appointment with letting Agent;
Rob Coughlan Email: rcoughlan@cdacork.com

TBC: BER Cert

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