

MARTIN KELLEHER

PROPERTY LTD.

PSR NO. 004347



Commercial Rental – 31 A Wolfe Tone Street, Clonakilty P85 TO25

Main Points:

- Impressive, headquarters type office building
- High-profile location at the entrance to bustling town of Clonakilty
 - Extending to c. 1580 Sqft laid out over three floors
- Incl. reception 4/5 offices, boardroom, kitchen/dining room, storage, WC
 - Enclosed garden and two car parking spaces

Commercial Rent - € 20,000 PA

BER C3

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CRO No. 684543



ipav
Institute of Professional
Auctioneers & Valuers

Impressive headquarters type office building in this high-profile location at the entrance to the bustling town of Clonakilty.

Rare opportunity to acquire a bright, own door office building and car parking situated close to all town amenities and the SuperValu complex. Extending to c. 147 Sqm or 1580 Sqft, the property is laid out over 3 floors and includes reception, 4/5 offices, boardroom, toilet, shower room, kitchen/dining room and storage. The property is also complimented with an enclosed garden and 2 car parking spaces. Recently redecorated the property also includes a newly fitted kitchen.

Term of Lease: 1 year plus

Ground Floor

Entrance porch, hall, Reception, office, store room and guest toilet.
Access to garden.

First floor

Hall, office, shower room, spacious kitchen/dining room.

Second floor

Hall, 2 offices and spacious boardroom.

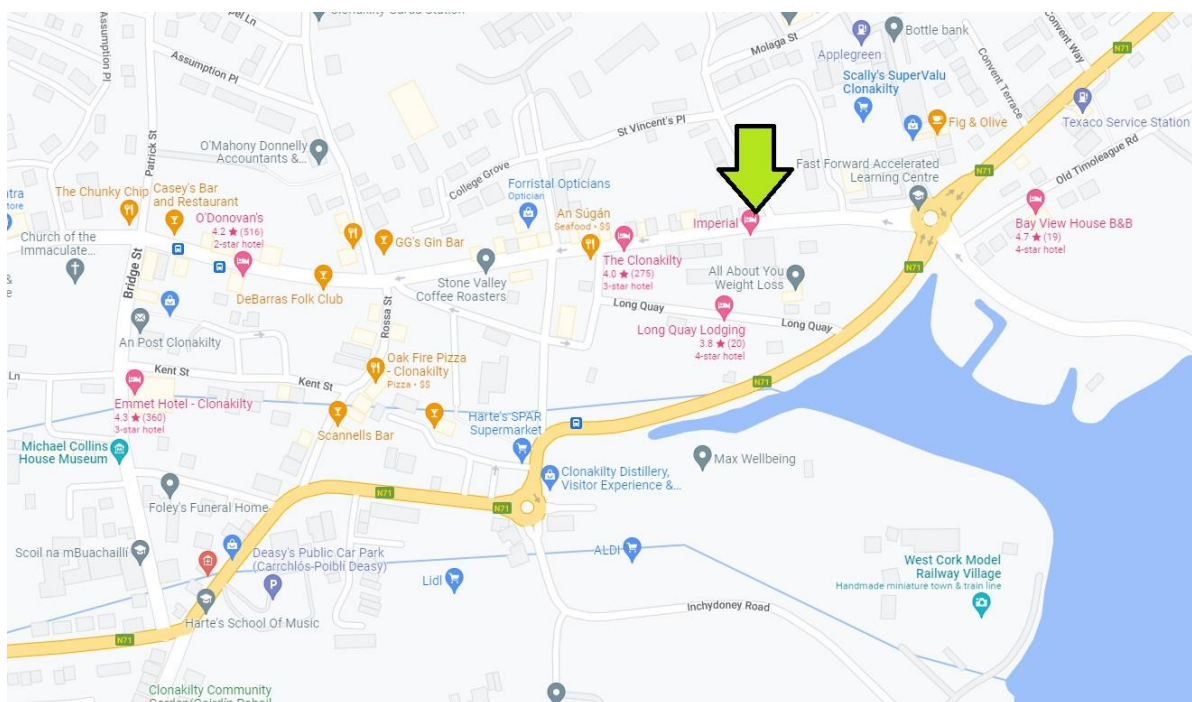
Services

All mains' services are connected including water, electricity and telephone. Heating is via electric storage heating. Most rooms ducted for cabling.

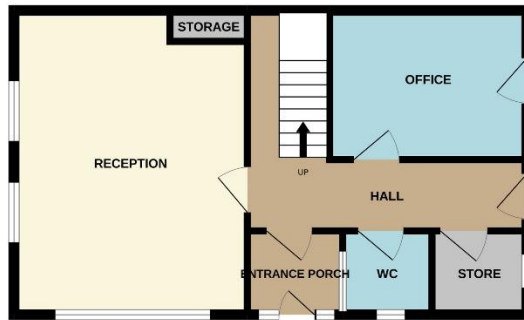
Directions

Type Eircode P85 T025 into smart phone for exact driving directions.

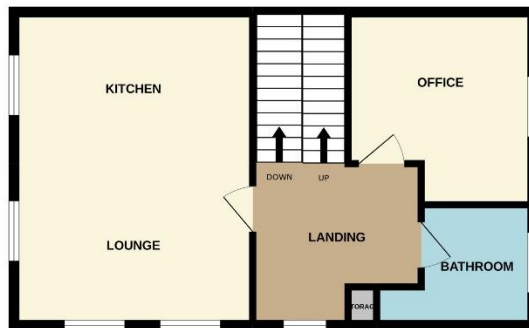
Location Map



GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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