

## MANOR RETAIL & LEISURE PARK OFFICE ACCOMMODATION TO LET



Entrance to Manor Retail & Leisure Park

Flexible, first floor office accommodation available to let in Manor Retail & Leisure Park on the edge of Tralee town immediately adjacent to Manor West Retail Park.

Three office suites located on the first floor of Manor Retail & Leisure Park are available to let in this popular location. Nearby tenants include Pat McDonnell Paints, Suits Select and Flair Hair & Beauty Supplies. With easy access off the recently upgraded ring road network to N22 (Cork), N21 (Limerick/Dublin) and free onsite parking this is an ideal location that would suit several office uses with an abundance of amenities on the doorstep.

Recent lettings in the park include:

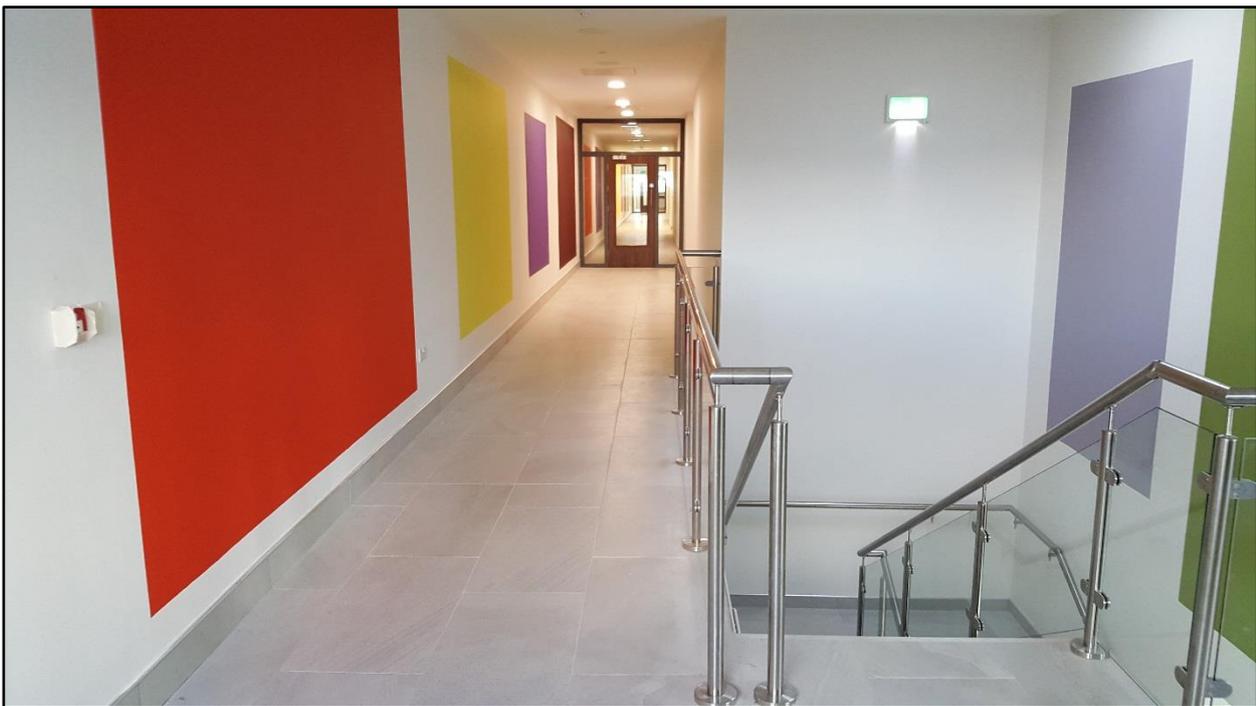
- **The Bookshelf Coffee House** – Opening 1<sup>st</sup> December 2016
- **Corcoran's Furniture** – Opening November 2016
- **Stein Travel** – Opening date to be confirmed

## UNITS AVAILABLE

The layout of the first floor office accommodation is very flexible. Currently the units are laid out as three units with areas ranging from approximately 960 sq ft to 1,560 sq ft. However the units can adjusted to suit the tenant's requirements. The units benefit from an abundance of natural light and views over the retail park and beyond with excellent signage opportunities. Access to the office accommodation is via both stairs and a lift.

Unit	Area Sq.m	Area Sq.ft
Unit 1	116 sq m	1,247 sq ft
Unit 2	89 sq m	960 sq ft
Unit 3	272 sq m	2,928 sq ft

Approx. areas only – subject to measurement



Office corridor and stairs access point

## LEASE TERMS & RENTS

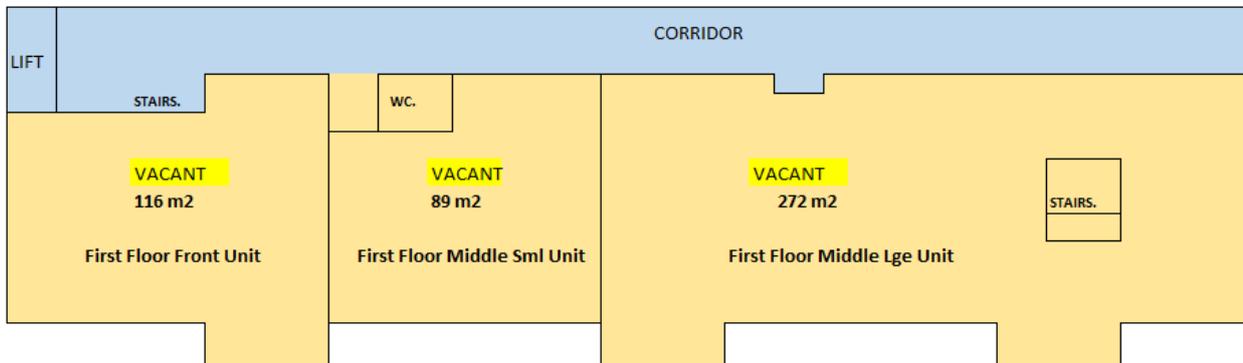
Please contact the agent for rent, rates and lease terms.

## BER RATING

BER C1

## FLOOR PLANS

### FIRST FLOOR (NOT TO SCALE)



## LOCATION MAP



## VIEWING INFORMATION

For further information or to arrange a viewing please contact Ger Carmody Auctioneers.

Tel: 066 719 0699

Ger Carmody [ger@gcauctioneers.ie](mailto:ger@gcauctioneers.ie)



Access is provided by both stairs and a passenger lift



Excellent views and signage opportunity for the tenant

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