



## FIRST FLOOR COMMERCIAL UNIT

Unit 21, City Link Park, Forge Hill, Cork



**021 427 77 17**

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

First floor commercial unit with office accommodation extending to approx. 1,115 sq. ft.

The property is situated in a well established and popular commercial location with excellent access to the City Centre, the South Ring Road network and Cork Airport.

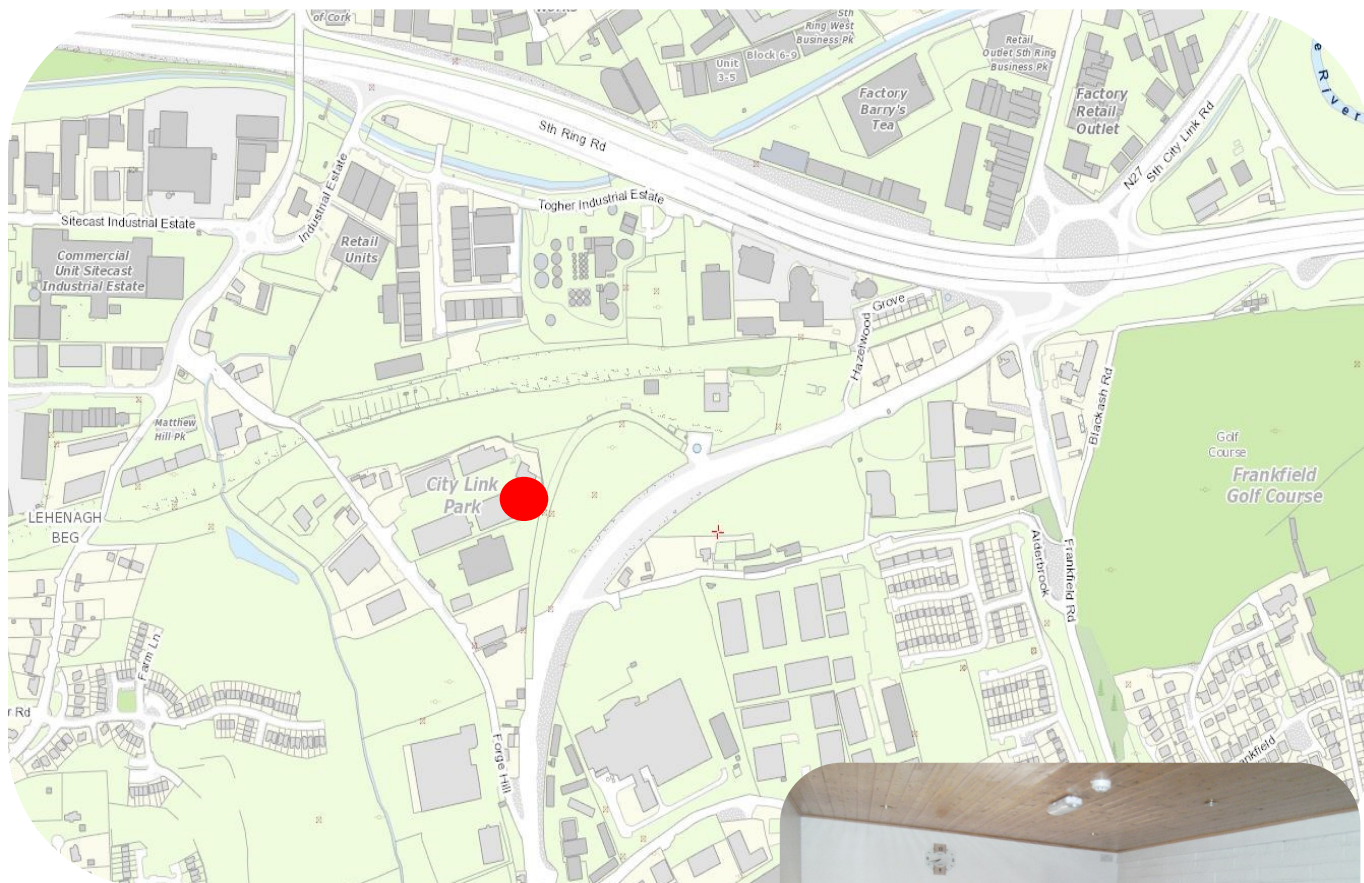
The unit is in good condition and available for immediate occupation and benefits from an abundance of car parking and circulation space.

Adjoining occupiers include Boot's Specialities, Horgans Shipping, & Dan Seaman Motors, among others.

**Viewings Strictly By Appointment With Sole Agency**



**TO LET**



FLOOR	SQM	SQFT
First	103.67	1,115
Total Available	103.67	1,115



### Description:

The property comprises a commercial office unit with a variety of private and open plan office accommodation. The offices are finished with a combination of carpet flooring, double glaze windows, suspended strip lighting, spot lighting and CAT 5 data cabling.

### Location:

The property is situated on Forge Hill, approximately 2.5 kms south of Cork City Centre and in close proximity to the N25 South Ring Road and Cork International Airport. The area is well established as a commercial location with neighbouring occupiers including The Boot's Specialities, Horgans Shipping, Southern Tapes & Packaging, Down2Earth Materials and Dan Seaman Motors.

### Rates:

Approx. €1,750 per annum (2014).

### Viewing:

Strictly by prior appointment with;  
**Rob Coughlan**

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**Tel.:** 086-326 4320

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