

Unit 102, St Patrick's Woollen Mills, Douglas, Cork

For Identification Purposes Only



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- > High quality, modern, mid-terrace retail/ commercial/ light industrial unit.
- > Unit 102 extends to a ground floor area of 1,130 sq ft (105 sqm) approx. with additional space at mezzanine level extending to 980 sq ft (91 sqm) approx.
- > Currently laid out with a ground floor reception area to the front and workshop to the rear with additional storage to the side behind the Roller Shutter Door. The mezzanine is currently utilised as a combination of private offices and additional storage. Staff W.C. and kitchenette are located on the ground floor.
- > Unit 102 benefits from a pedestrian access door and a full height roller shutter loading door to the front. The minimum eaves height is 4.2m and the park benefits from ample external circulation space.
- > Situated in the thriving St Patricks Woollen Mills complex which has established itself as a strategic commercial/ retail hub to the south of the city and within easy access of the Kinsale Road Roundabout, the South Link Road Network (N40) and the Jack Lynch Tunnel.

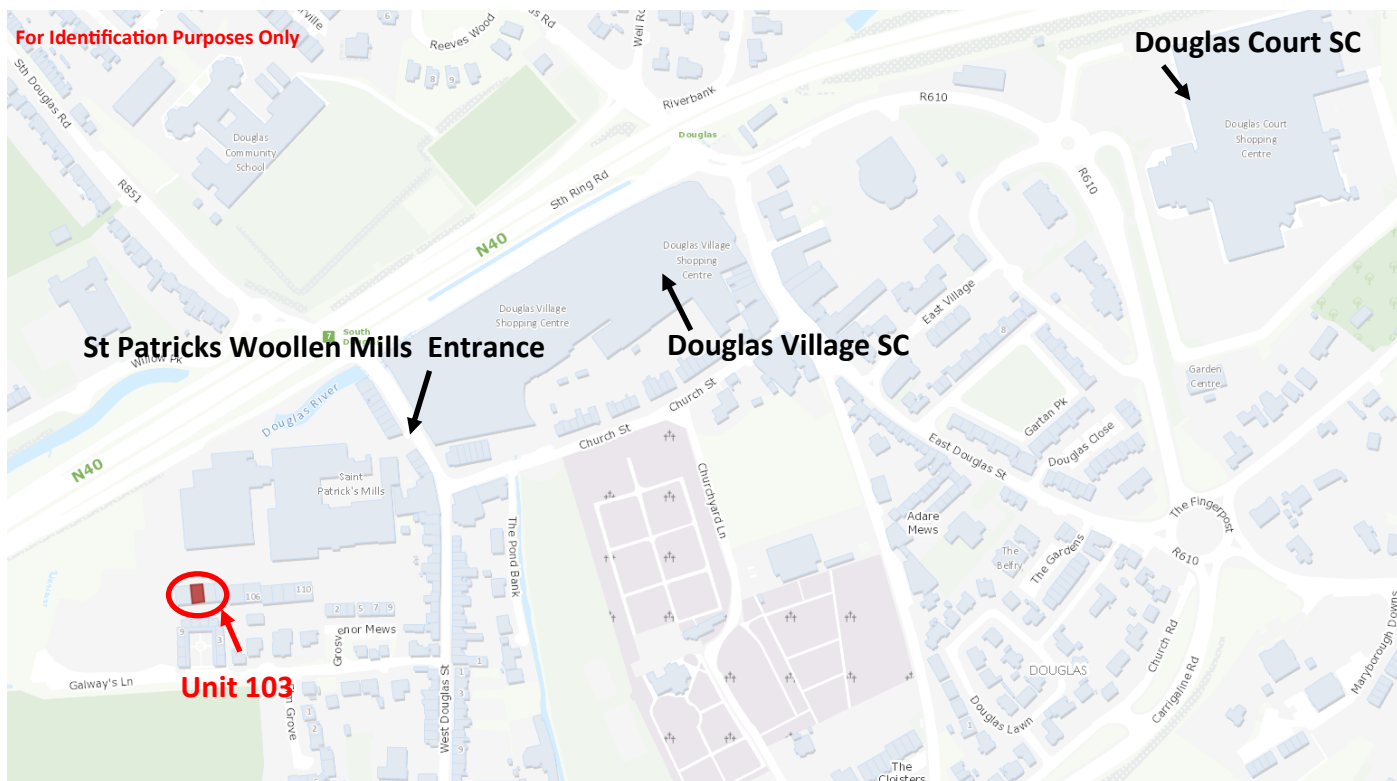
Viewings Strictly By Appointment With Sole Letting Agents

TO LET

Location

St Patricks Woollen Mills is strategically located within the affluent suburb of Douglas approximately 4km south east of Cork city centre on the western side of West Douglas Street and immediately west of Douglas Village. The complex benefits from excellent vehicular and pedestrian access and also benefits from extensive visibility off the N40 South Ring Road.

Existing occupiers within the park include ACME Blinds, Douglas Medical Centre, Interiosity, Celtic Interiors, Finline Furniture, Fudi & More, Paint Depot, Rugs.ie, Fabric Outlet, Designer Tiles and On The Pigs Back Café.



Description

This mid terrace commercial unit benefits from a profile location in the park with a roller shutter loading door and a pedestrian access. Internally the unit is suited to a multitude of uses with an eaves height of 4.2 metres and a fitted mezzanine floor. The unit is currently fitted with A/C and CCTV and accommodation includes showroom, workshop, storage and ancillary office space. 3 car parking spaces are also included with the unit.

Accommodation

Unit	Sq Ft	Sqm
Ground Floor Approx.	1,130	105
Mezzanine Floor Approx.	980	91
Total Approx.	2,110	196

Rates: €1,800 approx. (2019)

Management Fee: €500 approx. (2019)



Viewing: Strictly by appointment with sole letting agents

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