

FOR LEASE

Unit 102, St. Patrick's Mills, Douglas, Cork. T12 T283

HIGH PROFILE - MID TERRACE COMMERCIAL UNIT

Outline For Identification Purposes Only





ABOUT THE PROPERTY

Approx. 2,110 sq ft (196 sq m) with large loading door (3m x 3.4m)

Minimum Eaves height of 4.2 metres

High quality, modern, commercial unit in a superb and sought after location

Fitted with a security alarm and a fire alarm.

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.

Available immediately on new 4 year 9 month lease terms.



LOCATION

St Patrick's 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.

The endless list of existing occupiers within the park include ACME Blinds, Douglas Medical Centre, Interiosity, Celtic Interiors, Finline Furniture, St Patrick's Distillery, Fleetwood Paints, Rugs.ie, Fabric Outlet, Designer Tiles, Cork Craft & Design, King Sign, Pod Furniture and On The Pigs Back



DESCRIPTION

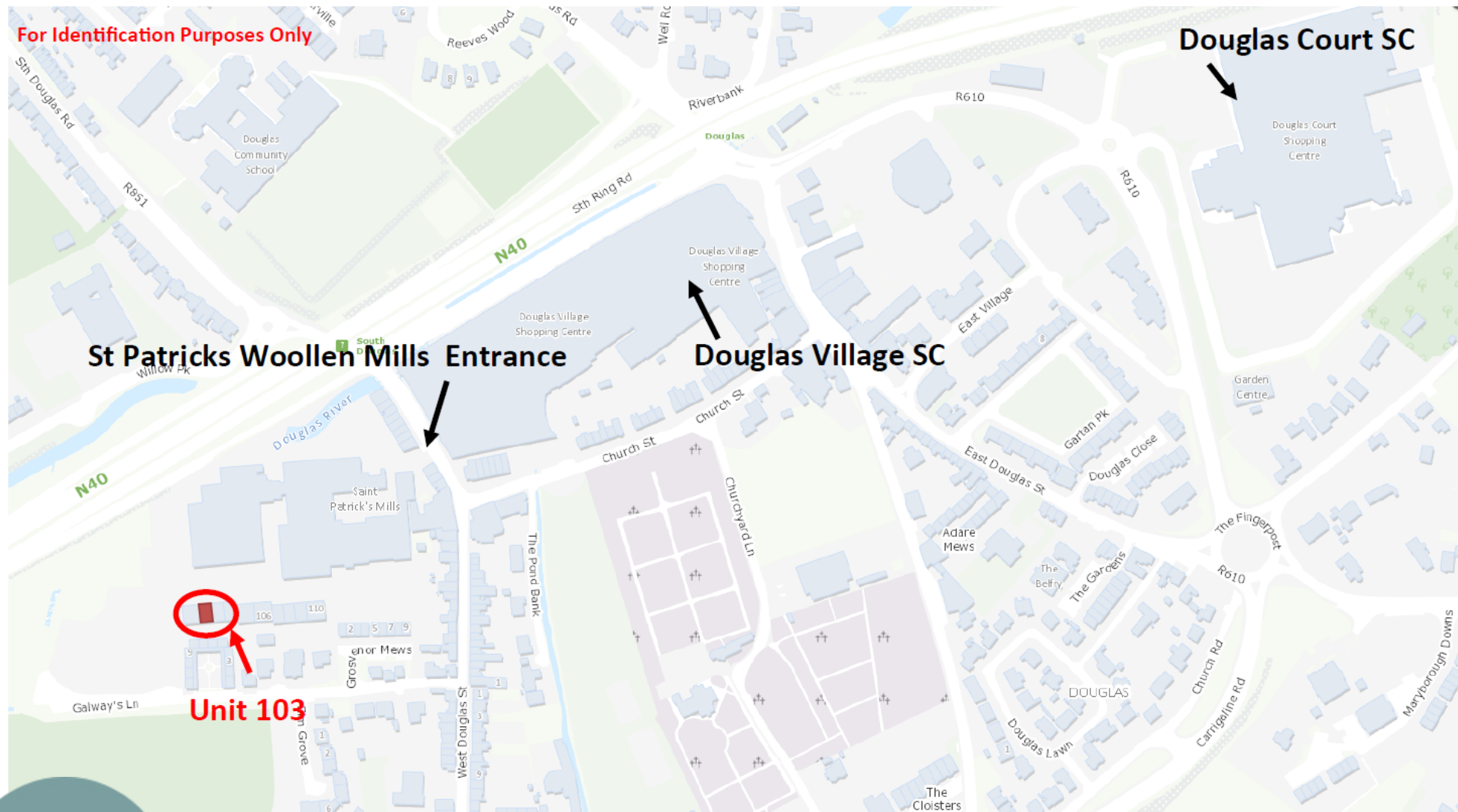
- > This mid terrace commercial unit benefits from a profile location in the park with a roller shutter loading door and a pedestrian access.
- > Internally the unit is suited to a multitude of uses with an eaves height of 4.2 metres in the loading bay and a timber mezzanine floor.
- > The unit is currently laid out with a ground floor showroom style space, rear storage, a kitchenette and a W.C. The mezzanine is ideal for storage and an ancillary administrative space.
- > 3 car parking spaces are also included with the unit.

ACCOMMODATION - GEA

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



LOCATION MAP



For Further Information:

Rob Coughlan: (086) 3264320

rcoughlan@cohalandowning.ie

Viewing Strictly by appointment with the sole letting agent Cohalan Downing.

Cohalan Downing

14 South Mall, Cork T12 CT91

Tel: (021) 4277717

Email: info@cohalandowning.ie



Messrs. Cohalan Downing, for themselves and for the vendors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Messrs. Cohalan Downing has authority to make or give any representation or warranty whatever in relation to the property. LICENCE NO. 001641

BER INFORMATION

