



## MODERN COMMERCIAL UNIT

Office/ Warehouse Accommodation

### UNIT 19, AIRPORT EAST BUSINESS & TECHNOLOGY PARK, FARMERS CROSS, CO. CORK

Guidance Purposes Only



**021 427 77 17**

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

End terrace two storey property extending to some 3,500 sq ft. approx.

Property comprises a very well presented office unit laid out over two floors with ancillary storage/ workshop area on the ground floor which may also suit as additional office/ lab space.

Accommodation includes a combination of open plan and private offices, board room, server/ comms room, workshop/ lab area, warehouse with roller shutter door, staff canteen, ladies & gents toilet facilities and shower room.

The property is fitted with data cabling, gas fired central heating, fire alarm, intruder alarm, large roller shutter loading door to the front and on site car parking.

The property is situated within the modern Airport East Business & Technology Park approx. 4 kms south of Cork City Centre off the N27 (Cork—Kinsale Road) and immediately adjacent to the Cork International Airport and Airport Business Park while also in close proximity to the N40 South Ring Road network.

**Viewings Strictly By Appointment With Sole Agents**

**TO LET**

## Accommodation:

| FLOOR   | SQM        | SQFT         |
|---|------------|--------------|
| <b>Ground Floor - Approx.</b><br>Warehouse with three office/ workshop/ lab areas with kitchenette & restroom.  | 163        | 1,750        |
| <b>First Floor - Approx.</b><br>Reception area, open plan & private offices, board room, male and female restrooms, shower-room, comms room & a canteen | 163        | 1,750        |
| <b>Total Available Approx.</b>  | <b>326</b> | <b>3,500</b> |



## Viewing:

Strictly by prior appointment with

**Rob Coughlan** E-mail: [rcoughlan@cdacork.com](mailto:rcoughlan@cdacork.com)

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.

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