

# INVESTMENT FOR SALE

Units 1 & 5, Cleve Business  
Park, Monahan Road, Cork



Tenants  
unaffected



Tenants  
unaffected

Unit 1, end of terrace 2 storey office of 7,200 sq ft, fitted out as an office – occupied by Qamas

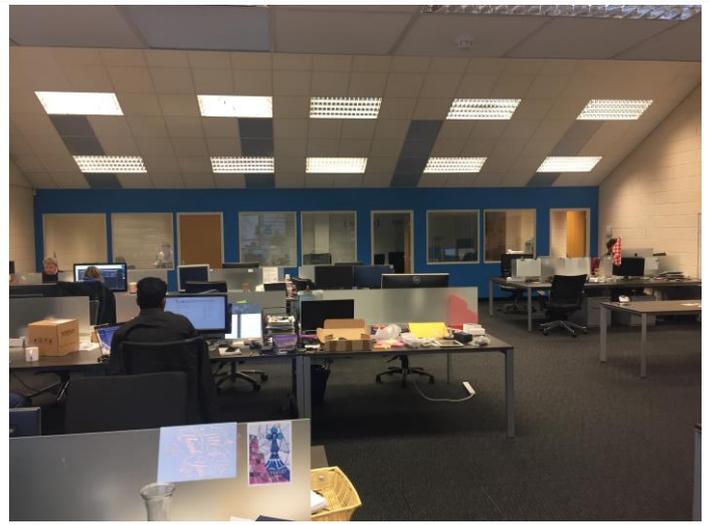
Unit 5, mid terrace 2 storey office of 5,000 sq ft, fitted out as an office – rental income €27,888 p.a.

Located 2km East of Cork City centre in Cork's South Docklands with easy access to South Ring Road and Lee Tunnel. Tenants Unaffected.

**Advised Market Value (AMV) € 600,000 plus VAT**  
**For Sale by Private Treaty**



Licence No: 001643



**Unit 1: 7,200 sq ft**

- 2 storey end of terrace unit
- Reception area
- Offices
- WC
- Canteen
- Occupied by Qamas

**Unit 5: 5000 sq. ft.**

- 2 storey mid terrace unit
- Reception area
- Offices
- WC
- Canteen
- Currently rented to Provident Personal Credit on an expired lease at €27,888 p.a. Tenants have right of renewal.



**INSPECTION STRICTLY ON APPLICATION TO THE AUCTIONEERS  
CASEY & KINGSTON, AUCTIONEERS, 43 GRAND PARADE, CORK**

**CONDITIONS TO BE NOTED**

1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact.
2. The vendor does not make or give, nor is Casey & Kingston or its staff authorised to make or give any representation or warranty in respect of this property.
3. All descriptions, dimensions, references to condition and other details are given in good faith are believed correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy himself/herself otherwise as to the correctness of each of them.

In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail

**Company Registration No. 273066**  
**Registered Office: Straboe Ltd, 43 Grand Parade, Cork.**  
**Licence No: 001643**

