

INVESTMENT FOR SALE

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



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

