

**Ground Floor Office Suite, Briarwood,
Douglas Road, Cork. T12 VE8K**

FOR IDENTIFICATION PURPOSES ONLY



021 427 77 17

> www.cohalandowning.ie

This ground floor office suite is situated within the niche Briarwood development set back from the Douglas Road. Briarwood was developed in circa 1997 as 7 apartments and 1 office suite.

This well presented 'own door' office suite has natural light pouring in on 3 sides and is available with vacant possession as the previous occupier has now vacated after almost 27 years.

The suite extends to some **825 sq ft/ 77 sqm** at ground floor level with 2 designated car parking spaces.

The light filled accommodation incorporates 3 offices, reception/ lobby, staff kitchenette, and WC.

While the property is currently in office use, it has an adaptable layout which would also suit the speedy conversion to residential use if desired, subject to planning permission and the appropriate consents.

Briarwoods location off the Douglas Road, immediately adjoining the Briar Rose Bar & Grill and Ardfallen Mall is an enviable position equidistant from Douglas village and Cork city centre.

The area offers a host of amenities to include a bus stop just outside your door.

Viewings Strictly By Appointment With Sole Agents

FOR SALE



LOCATION MAP — FOR IDENTIFICATION PURPOSES ONLY



Viewing:

Strictly by prior appointment with Sole Agents;

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