

44 Gladstone Street  
Clonmel  
Co. Tipperary  
Rep. of Ireland

**QUIRKE**  
P. F. QUIRKE & CO. LTD.  
Auctioneers, Valuers, Estate Agents.



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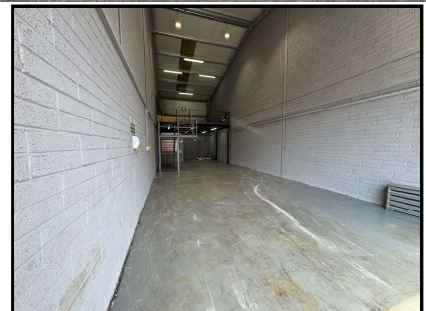
No.5289



## Unit 5D1 Gurtnafleur Business Park, Clonmel, Co. Tipperary. E91 C8X3

- 164 Sq M (1,765 Sq Ft incl. mezzanine) Commercial unit
- Double height roller door
- Three phase power, Fully alarmed
- Just off N24, Close to Clonmel town centre
- Large mezzanine floor

**For Rent €12,000 per annum**



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# Unit 5D1 Gurtnafleur Business Park, Clonmel, Co. Tipperary. E91 C8X3

Brought to the market by PF Quirke and Co. is this great commercial unit in the ever popular Gurtnafleur business park.

The ground floor extends to c.118.54 Sq M (1,276 Sq Ft) accessed by a secure pedestrian door with roller shutter and a large double height roller door. The unit also includes a WC and a large steel-frame mezzanine which increases the floor area by 42.3 Sq M (456 Sq Ft) to a total of c.164 Sq M (1,765Sq Ft).

This unit has three phase power and is fully alarmed.

This is a blank canvas and suitable for a number of uses, not to be missed.

Rates for 2025 are c. €2,300

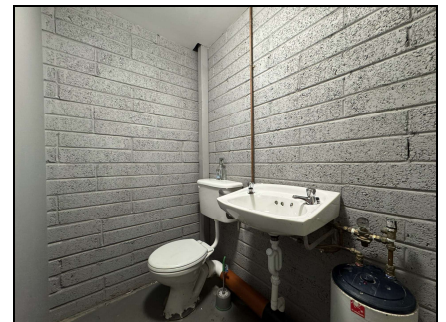
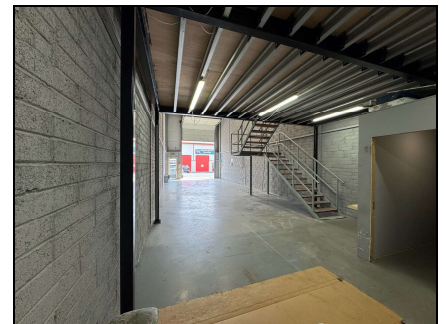
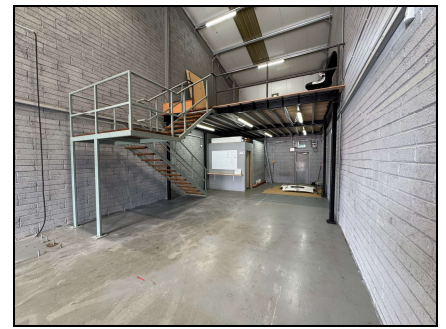
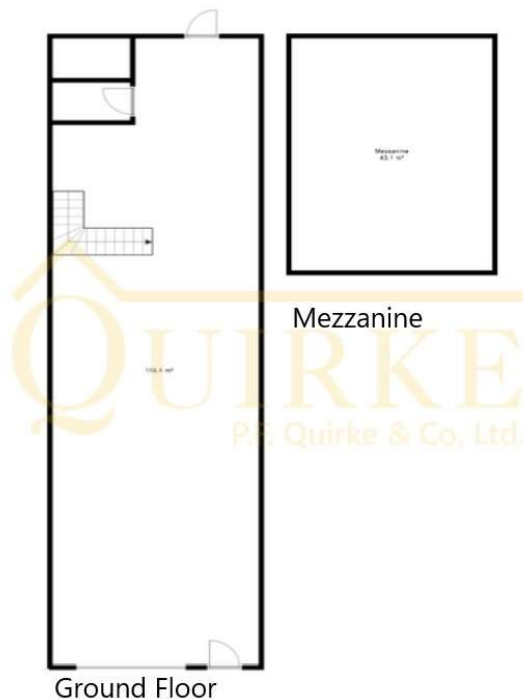
## Commercial area 5.88m (19'3") x 20.16m (66'2")

Large roller door, Roller shutter in front of pedestrian door, 3 phase power

## WC 2.2m (7'3") x 1.23m (4'0")

WC, WHB

## Mezzanine 5.8m (19'0") x 7.3m (23'11")



**Total Floor Area: 164 sqm (1765 sqft)**

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