

3rd Floor Lawley House, Monahan Road, Cork



021 427 77 17
> www.cdacork.com

Exceptional third floor office suite extending to approximately 813 sq.ft available in a high-profile building with on site car-parking and external feature balcony.

The property is situated in a convenient location on the Monahan Road; just a short walk to Cork City Centre and Kent Station and with easy access to the South Link Road.

The building is finished to a superb standard throughout and is ready for immediate occupation.

Viewings Strictly By Appointment With Sole Agency

TO LET

Location:

The property is situated in a high profile location with frontage to Monahan Road approximately 1 KM east of Cork City centre and with easy access to the South Link Road and the suburbs of Blackrock, Mahon & Douglas. Additional occupiers include; Irish Cancer Society & Cork Centre for Independent Living. Other landmark sites in the area include Phoenix House, Monahan Road Business Park and the Marina Commercial park.

Description:

The property comprises a Third Floor office suite finished to a superb standard to include carpeted floors, suspended ceilings, air-con, intercom & remote entry system, fully wired & alarmed with lift access. This self contained office suite also includes toilets and a kitchenette facility with the availability of complimentary car-parking also on site.

Rates:

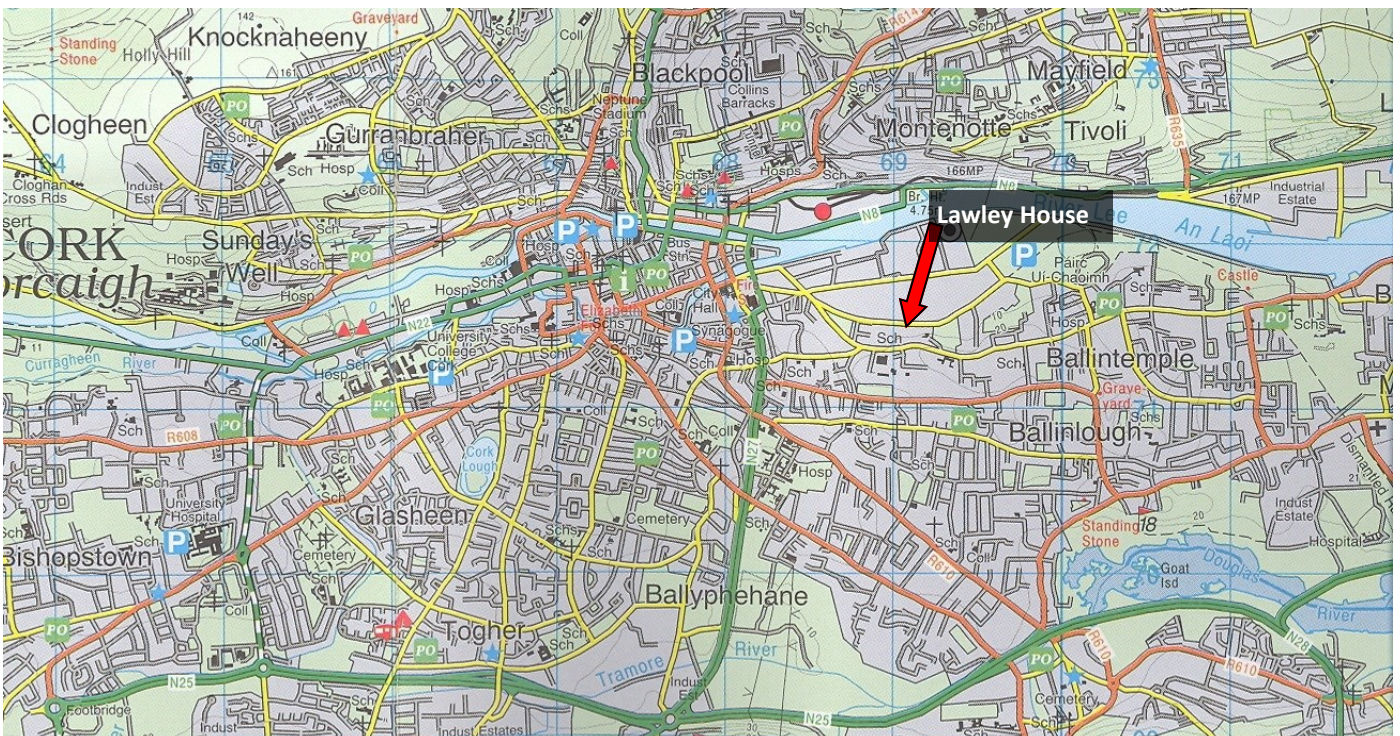
€2,800 per annum approx.

Service Charge:

€2,200 per annum approx.

Accommodation:

FLOOR	SQM	SQFT
Third	75.5	813
Total Area	75.5	813

**Viewing:**

Strictly by prior appointment with
Rob Coughlan

E-mail: 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. LICENCE NO. 001641

Strategic Partners

