



CHARTERED SURVEYORS  
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## OFFICE TO LET

Sheraton Court, Glasheen Road, Cork



### Site Highlights:

- 475 sq. ft. own door office
- Very accessible Location
- 3 X designated Car parking spaces
- Ground Floor Premises
- Laid out with offices, toilets and tea station

### Contact

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### The Location:

The property is situated in an excellent location a short distance from the Glasheen Road and within 1 mile of Cork City centre. It is approximately 500 metres from UCC and is within walking distance of The Lough.

### Description:

The property comprises 475 sq.ft office premises laid out as two individual offices with separate toilet facilities.

### Basis of Letting:

Private Treaty

### Services:

All main services are available are connected, we understand that there is also high-speed broadband in the area.

### Tenancy

Flexible lease available

### Viewing:

Strictly by prior appointment with sole agent

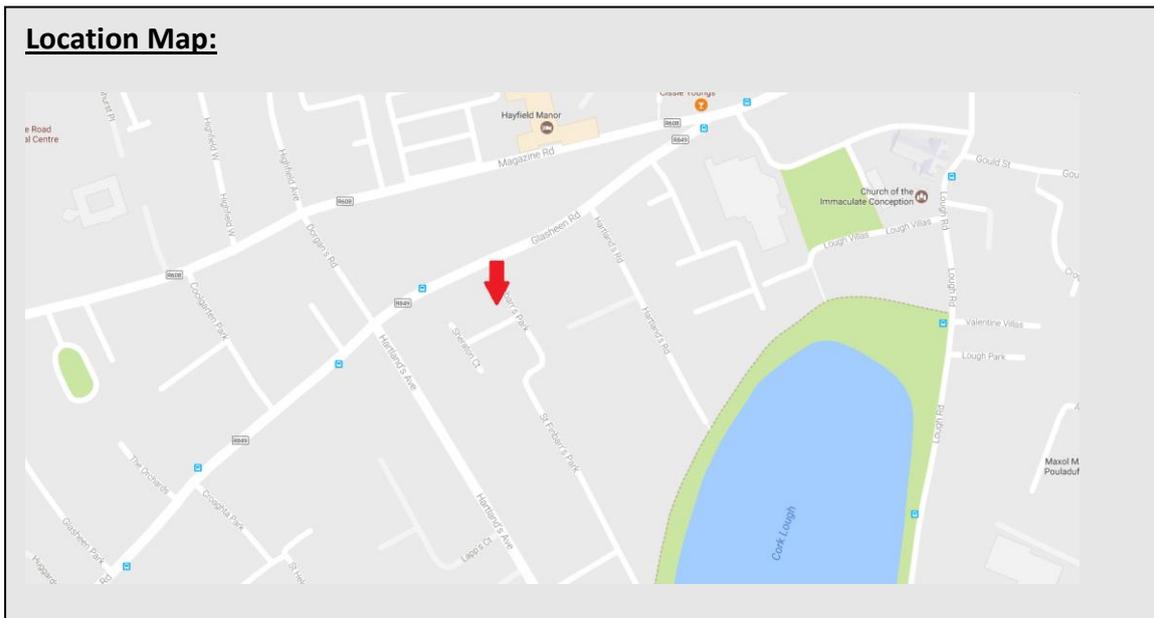
### Price:

€7,500 plus rates and insurance

Rates: C. €2,500 pa; Insurance: c €400 pa.



### Location Map:



### **CONDITIONS TO BE NOTED**

- 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.
- 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.
- 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