

TO LET

Unit 6, Tramore Commercial Park, Tramore Road, Cork. T12 X893

HIGH PROFILE COMMERCIAL/ SHOWROOM OPPORTUNITY

**Cohalan
Downing**





ABOUT THE PROPERTY

Approx. 297.3 sq m (3,200 sq ft)

Terraced open plan unit ready for bespoke tenant fitout

Convenient location on the Tramore Road with easy access to the City Centre and the South Ring Road network

Neighbouring occupiers include Cash & Carry Kitchens, Select Floors & Tiles, Curious Wines, TileFix, HD Surveys, Jonathan O'Brien Cars and PPL Biomechanics.



LOCATION

The property is situated in the ever popular Tramore Commercial Park with excellent access to Cork City Centre and the South Ring Road Network. Other occupiers in the Park include Cash & Carry Kitchens, Select Floors & Tiles, Curious Wines, Jonathan O'Brien Cars and PPL Biomechanics. The unit is located fronting the eastern entrance to the Park off the Tramore Road. This established Commercial Park is conveniently situated just 0.5 kms from the South Ring Road and approximately 3 kms south of Cork city centre.

DESCRIPTION

A high profile commercial / showroom unit with approx. 3,200 sq. ft. of ground floor space and with on site car parking.

The property has been recently refitted to a high standard landlord specification and is ready for a bespoke tenant fitout.

The accommodation comprises of the main showroom area, with ancillary stores and toilet facilities. The façade of the unit benefits from architectural cladding and 2 imposing full height glazed units with pedestrian doors.

With close on a 100% occupancy rate and very low turnover of tenants this business location is a proven success.

Unit 6, Tramore Commercial Park, Tramore Road, Cork. T12 X893



With close on a 100% occupancy rate and very low turnover of tenants this business location is a proven success.

ACCOMMODATION *_{approx.}

Floor	Description	Sqm	Sqft
Ground Floor	Self-contained open plan unit with ancillary storage and toilets.	*297.3	*3,200

LEASE

New Lease Available

GUIDE RENT

€On Application

RATES

€4,000 pa (2024)

SERVICE CHARGE

€1,600 pa (2024)

INSURANCE

€800 pa (2024)



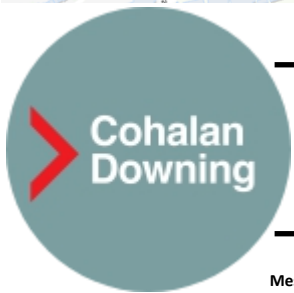
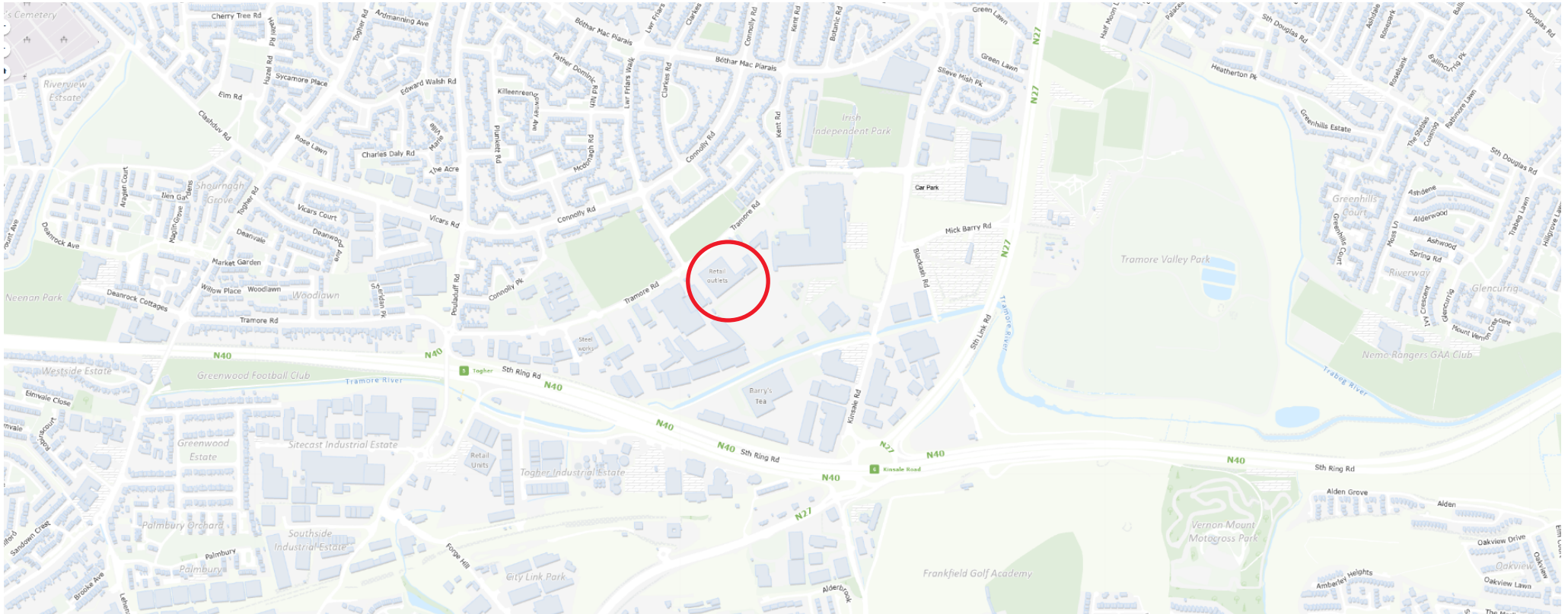


The property has been recently refitted to a high standard landlord specification and is ready for a bespoke tenant fitout.



BER No: 801025032
EPI: 1032.97 kWh/m²/yr

LOCATION MAP



For Further Information:

Rob Coughlan: 086-3264320 rcoughlan@cohalandowning.ie

Viewing Strictly by appointment with the sole letting agent Cohalan Downing.

Cohalan Downing

14 South Mall, Cork T12 CT91
Tel: (021) 4277717
Email: info@cohalandowning.ie



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