

Cleve Quarter, Monahan Road, Cork. T12 X06K

FOR IDENTIFICATION PURPOSES ONLY

**021 427 77 17**> www.cohalandowning.ie

- > Immaculately presented, modern, first floor, office suite finished to the highest standards with glazed partitions, spacious reception and air conditioning throughout.
- > The unit has glazed partitions to maximise the ingress of natural light and artificial light is provided through a series of suspended strip lighting.
- > The unit is fitted with data cabling and is alarmed for security with a buzzer entry system.
- > The internal layout of the unit comprises a large reception area with 4 private offices, spacious boardroom, a staff canteen and ladies and gents W.C's in the common area.
- > The office suite has the benefit of 4 private car parking spaces.

Viewings Strictly By Appointment With Letting Agents**TO LET**

Location: The property is located on Monahan Road approximately 1 kilometre east of Cork City centre with easy access to the South Link Road and the city suburbs such as Blackrock, Mahon & Douglas. Adjoining commercial locations of note include Tellingana, The Cube Building, Celtic Business Park and CAB.

Description: The property comprises a fully fitted First Floor office suite finished to a superb standard to include timber floors, air conditioning, glazed partitions, exposed ceilings, suspended strip lighting, fully wired for data & telecoms & alarmed. This self contained office suite also includes a shower room and a staff kitchenette.

Accommodation:

FLOOR	SQM	SQFT
First	139.4	1,500
Total Area (Approx.)	139.4	1,500



Rates: €4,500 per annum (2020)

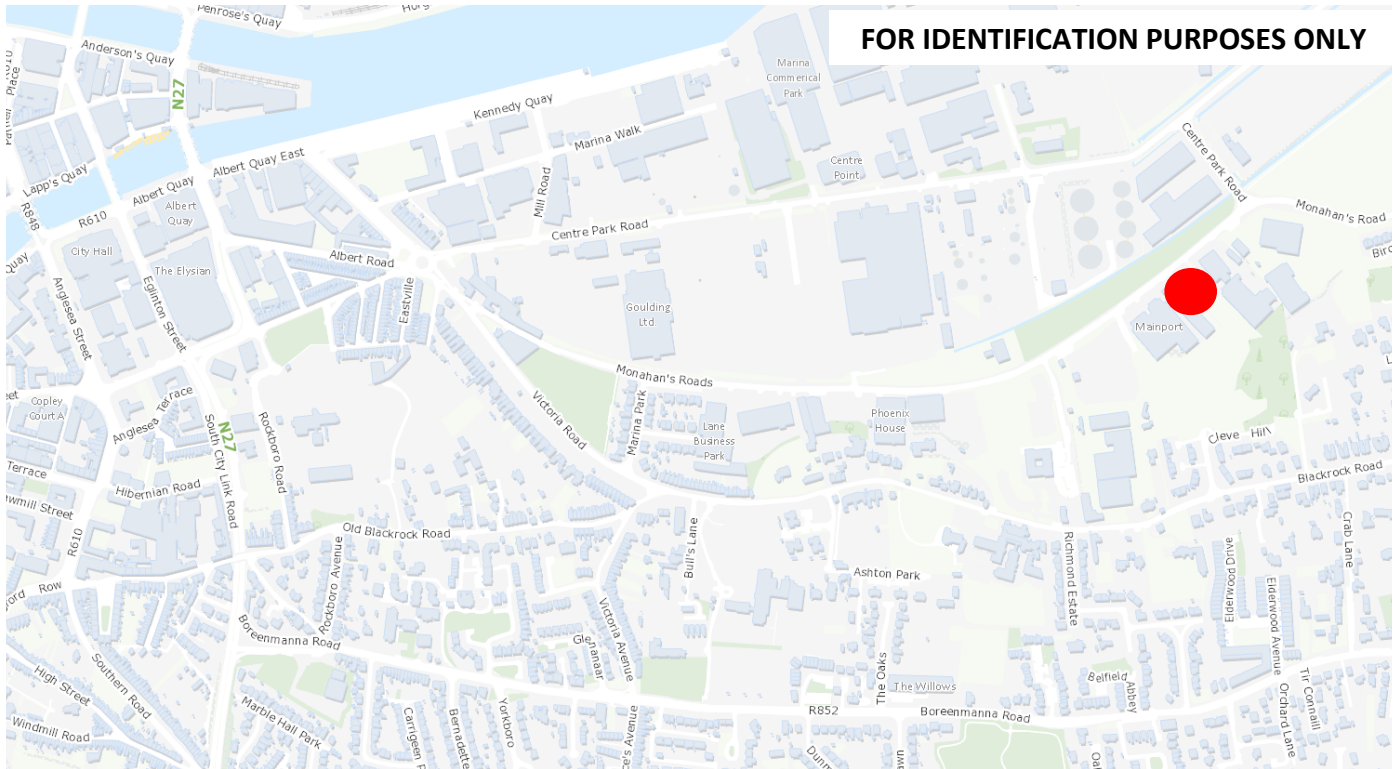
Service Charge: €TBC per annum (2020)

Insurance: €TBC per annum (2020)

Viewing:

Strictly by prior appointment with letting Agent;
Rob Coughlan Email: rcoughlan@cdacork.com

TBC: BER Cert



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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.