

Unit 4 Cleve Business Park, Monahan Road, Cork. T12 DT66**FOR IDENTIFICATION PURPOSES ONLY****021 427 77 17****> www.cohalandowning.ie**

- > Well presented, modern, first floor, own door office suite finished with painted walls and carpet flooring.
- > The unit has suspended acoustic ceiling panels and recessed strip lighting.
- > The unit is fitted with data cabling and is alarmed for security.
- > This office suite is fitted with A/C throughout.
- > The internal layout of the unit comprises a large reception area with a series of offices/ meeting rooms, a staff canteen and ladies and gents W.C's.
- > Externally the unit benefits from complimentary car parking and direct access to the 212 Bus route servicing Kent Station to Mahon Point.
- > Nearby facilities include the Black Market, the Marina Market and Salt.

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

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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, The Black Market, Marina Market, Tellengana, Cube & Cleve Quarter.

Description: The property comprises a First Floor office suite finished to a superb standard to include carpeted floors, suspended ceilings, recessed strip lighting, air conditioning, fully wired for data & telecoms & alarmed. This self contained office suite also includes toilets and a kitchenette facility with the availability of complimentary car-parking also on site.

Accommodation:

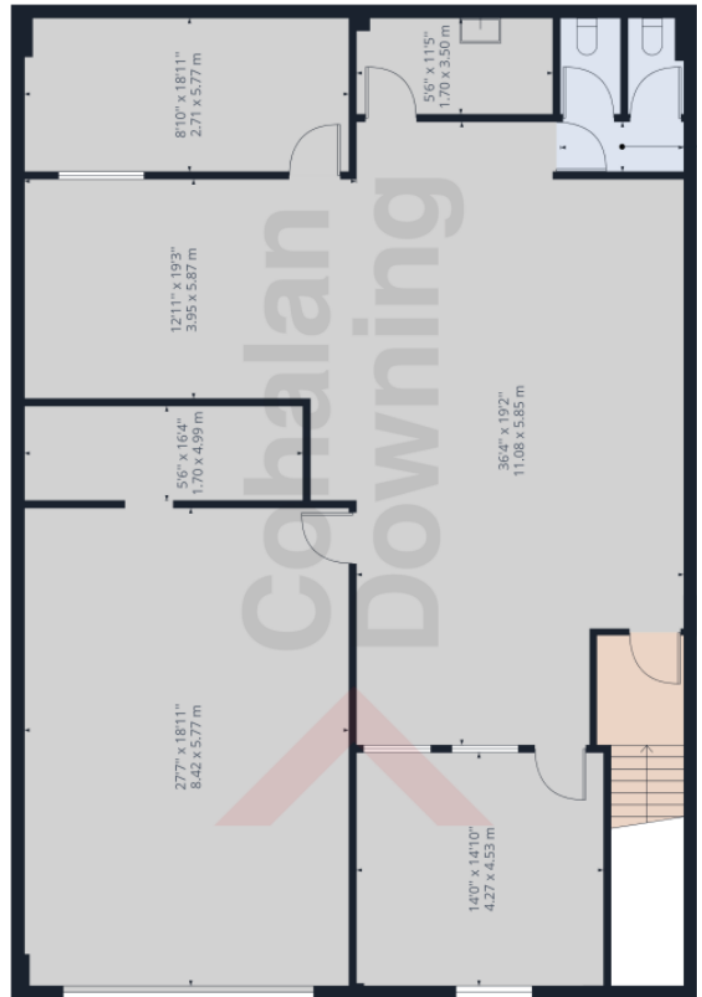
FLOOR	SQM	SQFT
First	192.3	2,070
Total Area (Approx.)	192.3	2,070

Rent: €25,000 pa.

Rates: €6,400 pa approx. (2022)

Service Charge: €1,400 pa approx. (2022)

Insurance: €900 pa approx. (2022)



Viewing: Strictly by prior appointment with letting Agent;
Rob Coughlan Email: rcoughlan@cohalandowning.ie



TBC: BER Cert

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