

**Unit 101 B, D1 Donnybrook Commercial Centre,
Donnybrook, Douglas, Cork. T12 TY43**



021 427 77 17

> www.cohalandowning.ie

- > This property can offer warehouse accommodation with a small portion of ancillary office space, staff toilets and a kitchenette, extending to 2,477 sq.ft approx. (230.1 sqm) together with an abundance of shared car parking facilities and vehicular circulation areas, set down areas and yard space to facilitate loading access, if required.
- > Excellent location at the entrance to the Donnybrook Commercial Centre, in close proximity to public transport links and readily accessible from Douglas Village and the N40 South Ring Road Network.
- > The property is modern and imposing with a large grade level loading door to the western elevation.
- > The warehouse benefits from a minimum eaves height of 6.1m.
- > The office accommodation is wired and networked with wall trunked data cabling. The building is fitted with gas central heating in the offices. Internal finishes include carpet, acoustic suspended ceilings, and recessed strip lighting.

Viewings Strictly By Appointment With Sole Agency

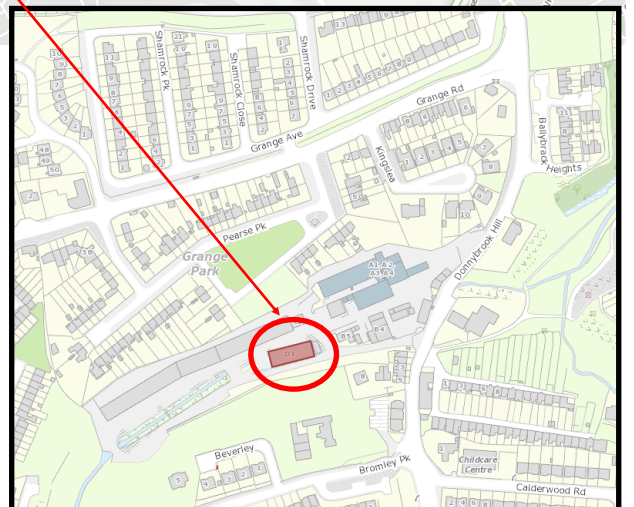
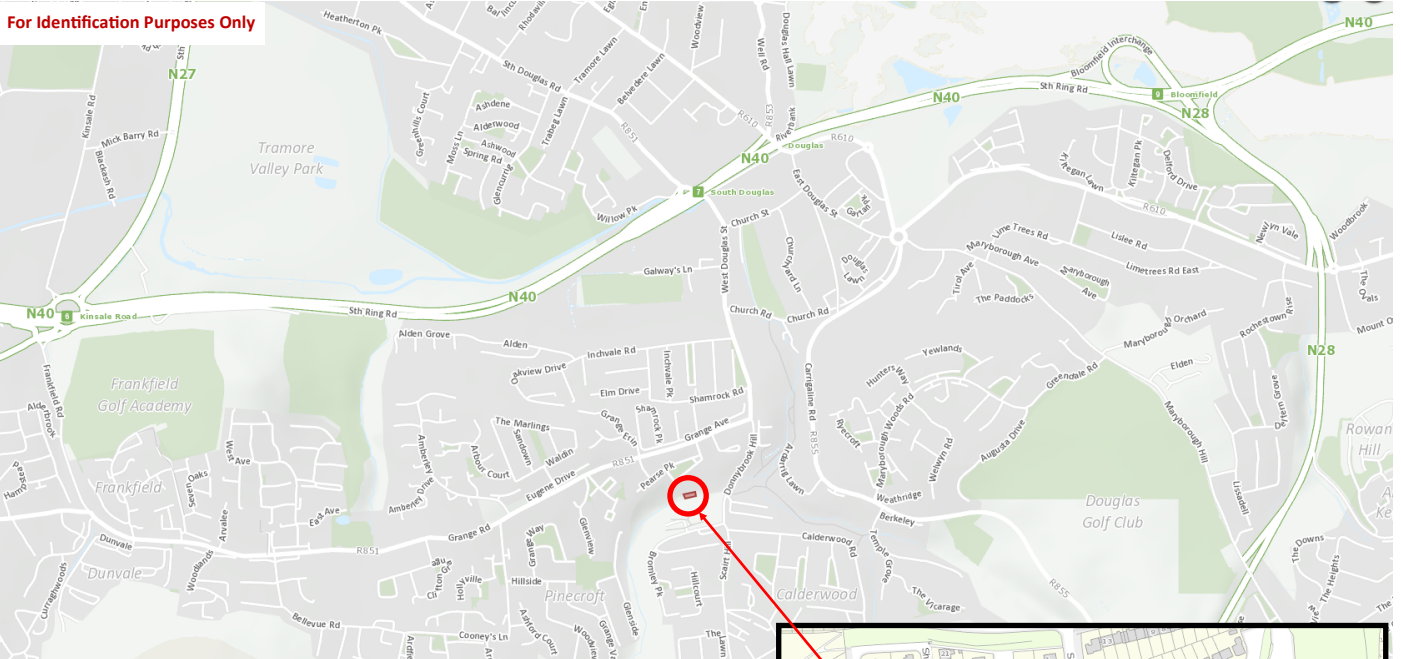
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Location

Ideally located within the thriving employment hub of the Donnybrook Commercial Centre, which is situated on the western side of Donnybrook Hill, just south of its junction with the Grange Road. The entrance to the Centre fronts Breen’s Maxol & Centra and Christy’s Floor Coverings. Douglas Village is within close proximity and the N40 South Ring Road network is also readily accessible, a mere 1.5 km to the north. Donnybrook Commercial Centre is widely recognised as one of the premier business locations in the area. The success of the Centre is underpinned by the wide array of established and notable occupiers such as Flexachem, CLIQ, BEL Childcare, Bathshack, Global Life Assurances, Elite Pilates, Twohig & Co, Tyres at Home and Sigma Homes. There is a regular bus service located at the entrance to the Centre for ease of accessibility.

Accommodation

Description	Sq.M. Approx.	Sq.Ft. Approx.
Ground Floor Warehouse & Office	230.1	2,477
Total	230.1	2,477



Rates: In the Region of €4,500 pa

Service Charge: In the Region of €1,500 pa

Viewing:

Strictly by prior appointment with Sole Agents;

Rob Coughlan

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