

**3 Carrigleigh House, Kilmoney Road,
Carrigaline, Co Cork. P43 FT65**

FOR IDENTIFICATION PURPOSES ONLY



021 427 77 17

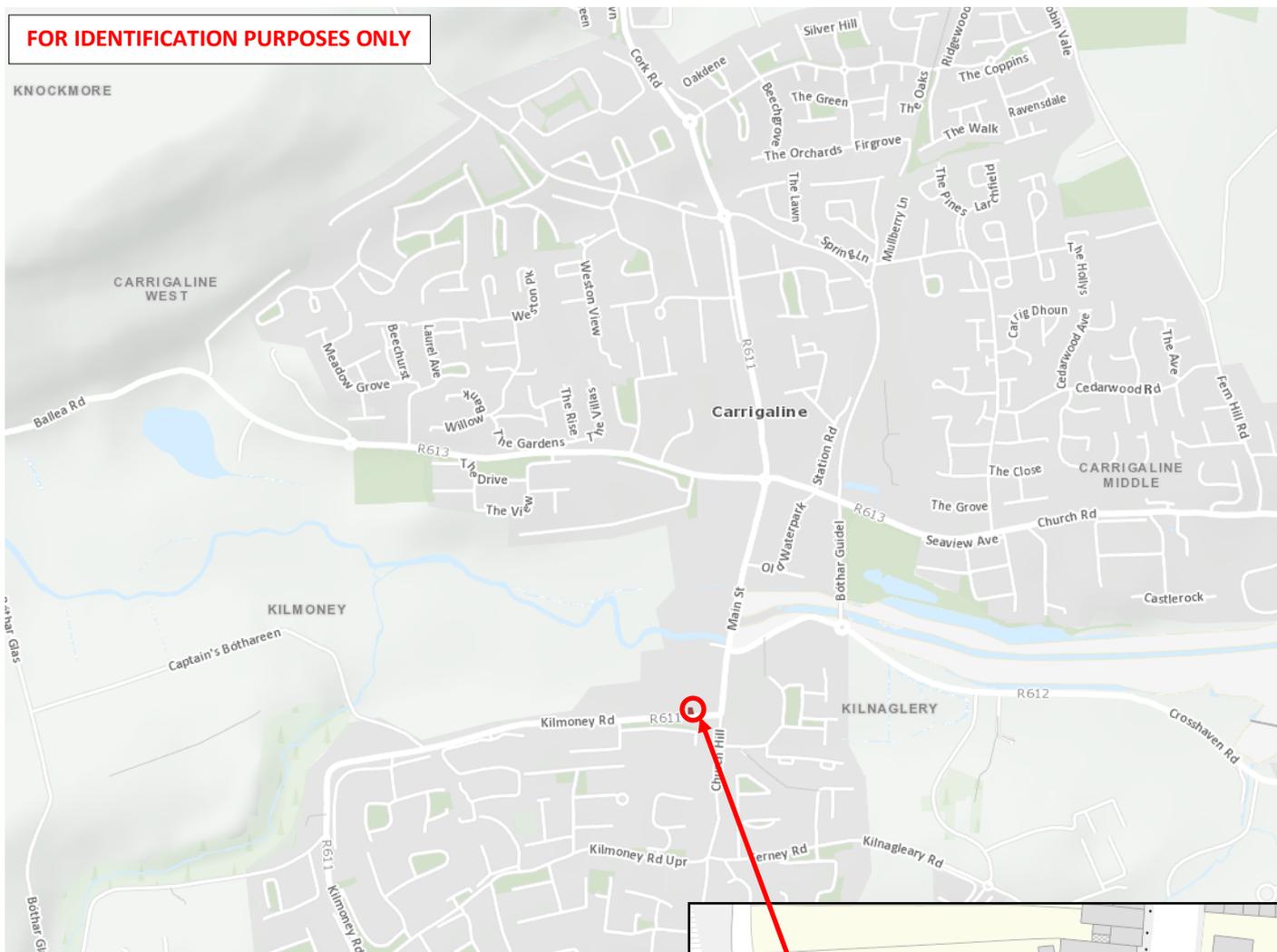
> www.cohalandowning.ie

- > Unit 3 Carrigleigh House is an attractive commercial/ retail premises located on this busy central thoroughfare, with impressive levels of footfall and passing traffic.
- > The property occupies a profile location with large glazed frontage on to the Kilmoney Road adjacent to Main Street, Carrigaline.
- > This ground floor mid-terrace premises extends to some 455 sq.ft approx. and is currently laid out open plan with a tiled floor.
- > Features include a large double window display with spot lighting, suspended ceilings with recessed lighting, security alarm, storage heating, multiple power points, and W.C.
- > This versatile unit would be suited to a multitude of uses to include office, services and retail.
- > Neighbouring businesses include Carrigaline Dental, Hair By Humphrey, Beautique, McCauley Adams Solicitors, Co-Op Superstore, Top Filling Station & Spar Store.

Viewings Strictly By Appointment With Sole Agency

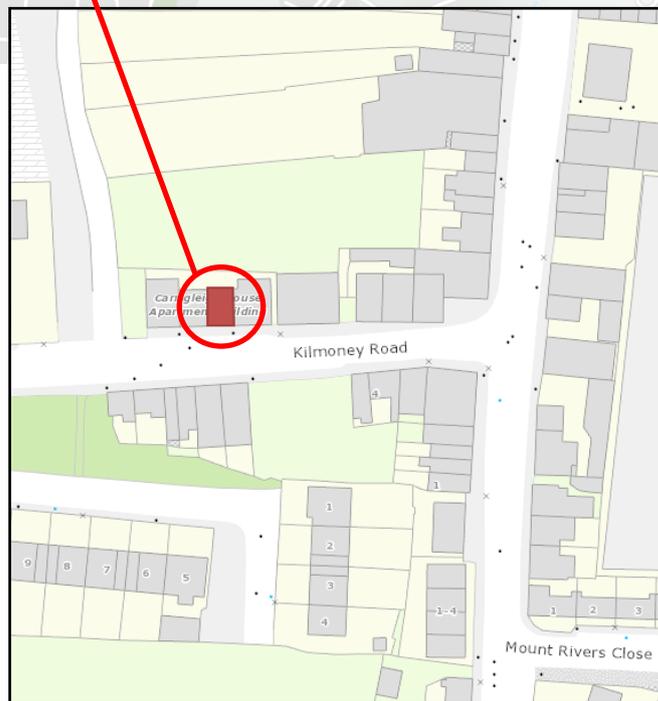
FOR LEASE

FOR IDENTIFICATION PURPOSES ONLY



Accommodation:

Description	Sq Ft Approx.	Sq M Approx.
Ground Floor	455	42.3
Total Area	455	42.3



Lease :

Flexible terms available

Rates:

€1,600 per annum approx. (2021)

Insurance:

€TBC (2021)



Viewing:

Strictly by Prior Appointment with Sole Agents;

Rob Coughlan E-mail: rcoughlan@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