

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

FOR IDENTIFICATION PURPOSES ONLY



021 427 77 17

> www.cohalandowning.ie

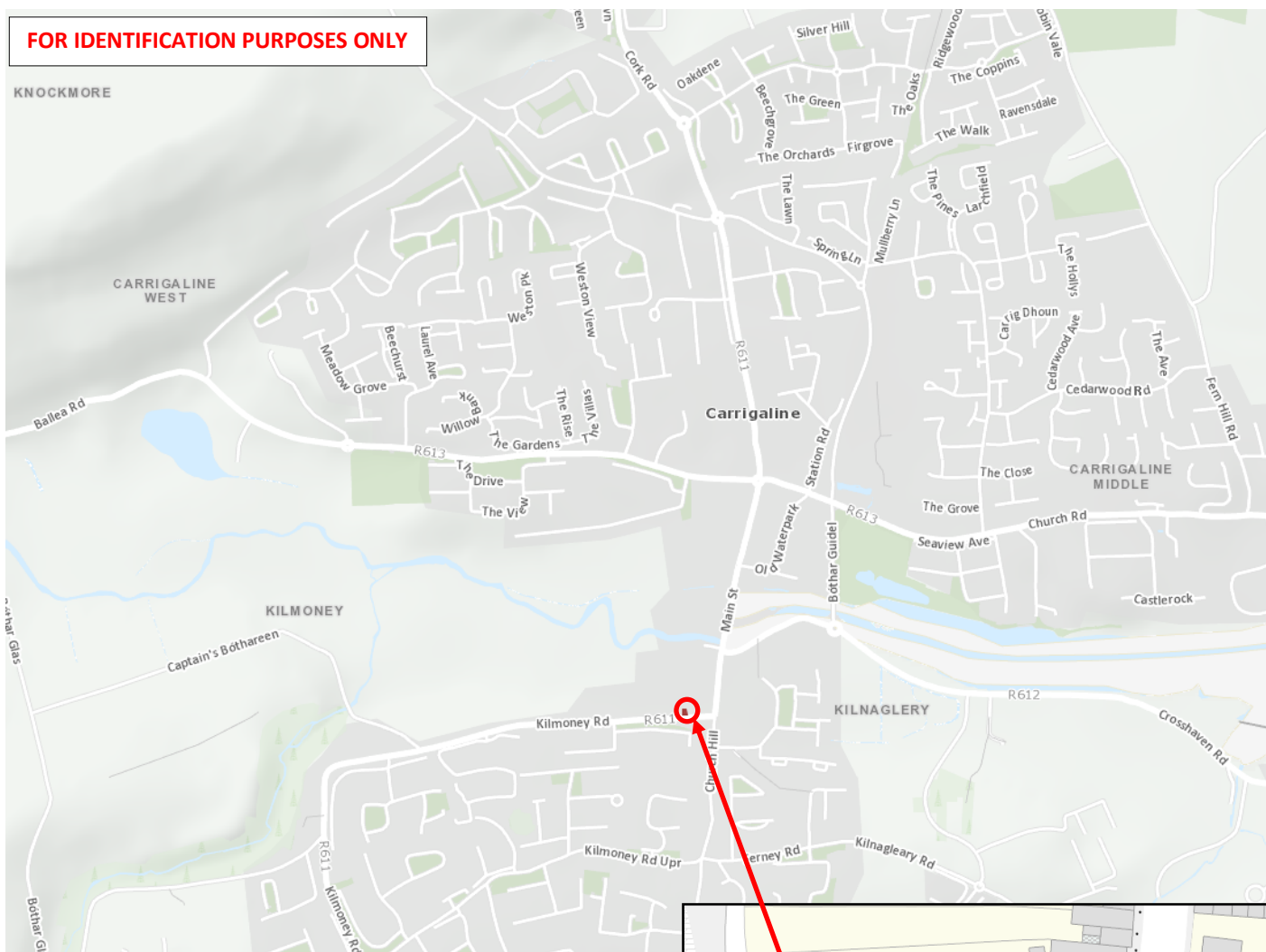


- > Unit 3 Carrigleigh House is an attractive commercial/ retail premises located on this busy central thoroughfare, with impressive levels of footfall and passing traffic.
- > The property occupies a profile location with large glazed frontage on to the Kilmoney Road adjacent to Main Street, Carrigaline.
- > 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

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Accommodation:

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

Lease :

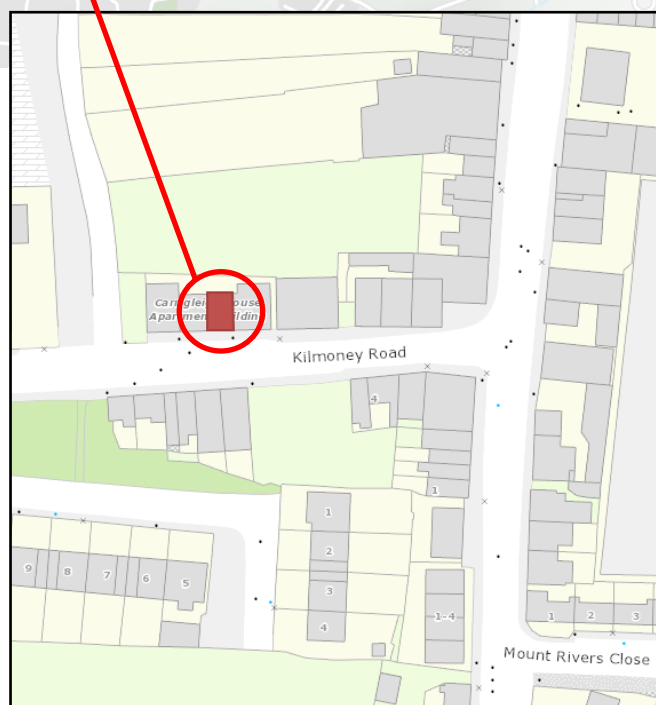
Flexible terms available

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.

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