

**Unit 4, Deanrock Business & Technology Park,
Togher, Cork. T12 PH36**

FOR IDENTIFICATION PURPOSES ONLY

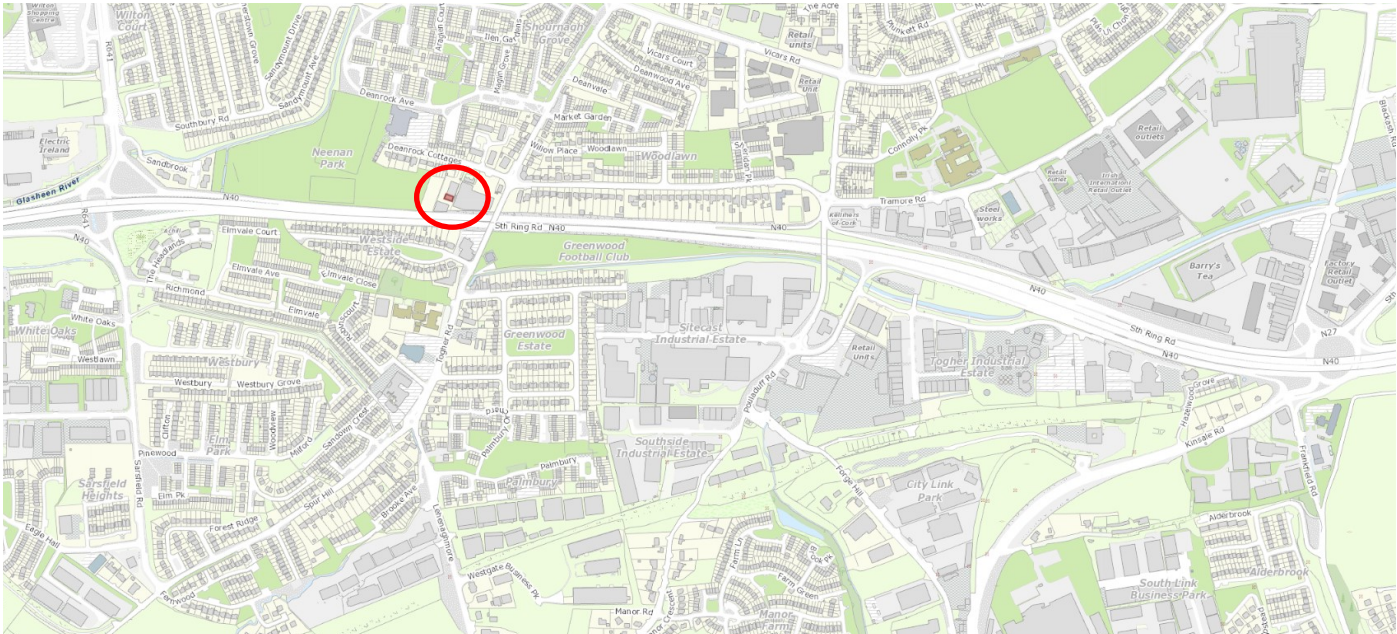
**021 427 77 17**> www.cohalandowning.ie

- > Well presented, modern, end terrace, commercial unit with a minimum eaves height of 5.7m and a clear height of 3m under the mezzanine floor.
- > The unit extends to a footprint of some 1,600 sq.ft and is fitted with a large roller shutter loading door and benefits from glazing to the front and side elevations.
- > Internally the unit is fitted with a W.C., kitchenette, and large mezzanine floor providing an additional 1,500 sq.ft of storage.
- > Externally the development has excellent circulation space and on-site car parking.
- > Situated in a mature development of similar style units, immediately adjacent to the N40 / South Ring Road network, southwest of Cork City centre.

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

Location: The subject property is located off the Togher Road and Tramore Road, on the southern periphery of Cork City Centre. The property benefits from immediate proximity to the South Link Road Network (N40). Deanrock Business & Technology Park is positioned some 2.5 km west of the Kinsale Road Roundabout and 2 km east of the Sarsfield Road Roundabout.

Immediate occupiers include; TKA Firestopping Specialists Ltd,(Firestop.ie), Computer Solutions, Welders Equipment Ltd, Institute of Krav Maga Irish Institute, and Badly Made Books



Accommodation:

GEA	SQM	SQFT
Ground Floor	148.65	1,600
Mezzanine Floor	139.35	1,500
Total Area (Approx.)	288	3,100

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