MARTIN KELLEHER

PROPERTY LTD.

PSR NO. 004347









For Rent - Unit 1, Clogheen Business Park, Clonakilty, Co. Cork P85 YV04

- Great location, just off the busy bypass road
- Modern high spec. 2 storey commercial unit c. 3450 Sqft
 - Own loading & pedestrian doors
 - Broadband, 3 phase, cat 5 wiring
 - Fantastic condition, formerly in food/beverage use

Rent – POA BER Exempt

Faxbridge Roundabout, Clonakilty, West Cork 023 8859111 info@martinkelleher.ie martinkelleher.ie CRO No. 684543





This modern high specification commercial unit has great flexibility and has c 320 SqM: 3,450 SqFT over two floors. The double fronted property has a rear loading door suitable for trucks and a pedestrian door also. Clonakilty Commercial Park is strategically located just off the busy bypass road N71 close to Clonakilty town centre. All modern services are connected as you would expect from a building of this calibre incl. Broadband, Cat 5 wiring, 3 phase power. Clonakilty is a highly desirable location to live and is an expanding hub with a sophisticated business and community infrastructure. Adjacent occupiers to this property include Irish Yogurts, Irish Wheelchair Association, Radon Ireland, Walsh Printers, Hegarty Lighting and Cork County Council bring centre.

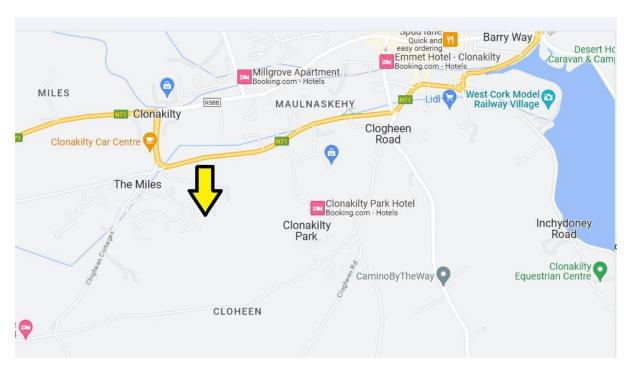
This commercial unit has been fitted out and includes a kitchenette and toilet. There are raised floors to facilitate cables. Dropped ceilings have been fitted. Flooring has been installed and the unit has been painted.

Services

All major services are in place including 3 phase power and broadband. Each unit is designed so that water or drainage can be placed almost anywhere within the unit. There is choice of a private well and mains water.

Directions

Type Eircode P85 YV04 into smart phone for exact driving directions. Clonakilty Commercial Park is located on the western/Rosscarbery side. The park is located at the end of the avenue beyond the Clonakilty bring centre.



Important Notice/Disclaimer

Martin Kelleher Property Ltd. for themselves and for the vendors or lessors of the property whose agents they are, give notice that: The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Martin Kelleher Property Ltd. or the vendors has any authority to make or give representation or warranty whatever in relation to this development. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, distances, maps and floor plans referred to are given as a guide only and should not be relied upon for the purchase of carpets, curtains, or any other fixtures and fittings. Lease details, service charges, title and ground rent, rates, if applicable should be checked by your solicitor prior to exchange of contracts.