

**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](mailto:info@martinkelleher.ie) | [martinkelleher.ie](http://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.



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