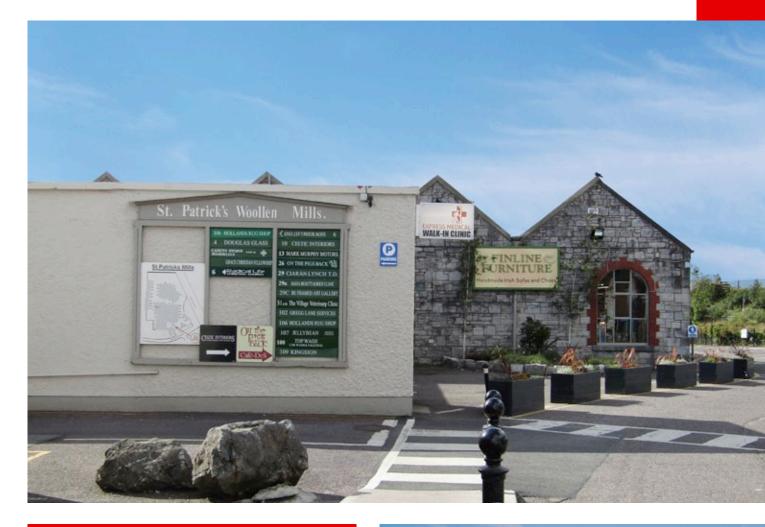


ST. PATRICK'S WOOLLEN MILLS, DOUGLAS, CORK.



021-427 5079

- Retail, showroom and office units.
- Units ranging from 176 sqft 2,700 sqft (16 sqm - 250.8 sqm).
- St. Patrick's Woollen Mills is a busy and well established commercial park.
- Located in Douglas Village adjacent to Douglas Village Shopping Centre & Tesco with convenient access to the South Ring Road and Cork city centre.
- Flexible terms available.
- Competitive rent.
- Suitable for a variety of uses.
- Good parking facilities.



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LOCATION

The units are situated in a high profile mixed commercial park in the suburb of Douglas approximately 4km south east of Cork city centre on the west side of West Douglas Street and immediately west of Douglas Village. There is also frontage onto the southern slip road, which links Douglas West to the N25 South Ring Road.

Existing occupiers in the park include ACME Blinds, Douglas Medical Centre, Celtic Interiors, Finline Furniture, Paint Depot and On The Pigs Back Café.

Douglas Shopping Centre, anchored by Tesco, dominates the area immediately to the east with the Douglas GAA Sports Grounds and St. Columba's primary school to the south and N25 South Ring Road network to the north. West Douglas Street links to the South Douglas Road, which connects the city centre to the south eastern suburb of Douglas.

BER INFORMATION

BER: Exempt.

FURTHER INFORMATION / VIEWING

For further information or to arrange a viewing, please contact Lisney.

David McCarthy 021-427 5079 dmccarthy@lisney.com Amanda Isherwood 021-427 5079 aisherwood@lisney.com

DESCRIPTION/ACCOMMODATION

Unit	Description	Approx. Sqm	Approx. Sqft	Guide Rent Per Annum
27 B/C	Retail/Showroom	250.8	2,700	€30,000
29C	Office	16.4	176	€5,000
29D	Office	32.8	353	€8,000
32	Retail/Showroom	153.25	1,650	€22,000
7	Retail/Showroom	278.70	3,000	€30,000







Ref: CKC31684

CORK OFFICE

Ireland Licence No. AU 0002115

1 South Mall, Cork. Tel: +353 21 427 5079 Fax: +353 1 638 2706 Email: cork@lisney.com

OTHER OFFICES

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Lisney for themselves and the Vendor/Lessor whose Agents they are give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor and none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 3. The particulars, various plans, photographs, dimensions, references to condition and permissions for use and occupation are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending Purchasers or Tenants shall satisfy themselves by inspection or otherwise as to correctness of each of them. No omission, accidental error or misdescription shall be ground for a claim for compensation nor for the rescission of the contract by either the Vendor/Lessor or the Purchaser/Tenant. 4. Neither the Vendor/Lessor nor Lisney nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property. 5. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.



