

OFFICE INVESTMENT (TENANTS NOT AFFECTED)
UNIT 7 CLEVE BUSINESS PARK, MONAHAN ROAD, CORK

BER D2



021-427 5079

- Floor area approx. 445.73 sqm (4,797 sqft).
- First floor office premises.
- Let to Zevas Communications Ltd at a rent of €27,225 p.a.
- Approx. 1.5km east of Cork city centre in an established commercial area.



LOCATION

The property is situated in Cleve Business Park approx. 1.5km east of Cork city centre on the southern side of Monahan Road in Cork's south docklands. This is an established commercial location and there is convenient access to the city centre and to the South Ring Road.

THE PROPERTY

The property comprises a first floor office premises part of a larger end of terrace two storey block. The building is constructed on a steel frame with concrete block and forticrete walls, pitched metal deck roof and concrete floors. The property is laid out internally with a canteen on the ground floor and open plan offices, meeting rooms, comms room, and ladies and gents toilets on the first floor. It is finished internally with carpet floor coverings and suspended acoustic tile ceilings incorporating lighting and air conditioning units.

ACCOMMODATION

Floor	Description	Sqm	Sqft
Ground	Canteen	32.26	347
First	Open plan offices, meeting rooms, comms room, ladies and gents toilets.	413.47	4,450
	Approx. Total	445.73	4,797

TENANCIES

The premises is let to Zevas Communications Ltd on a 2 year 11 month lease from 1st January 2016 at a rent of €27,225 per annum plus VAT.

BER INFORMATION

Rating: D2
 Ber No: 800501405
 EPI: 625.83 kWh/m²/yr 1.82

GUIDE SALE PRICE

€250,000 plus vat

SOLICITOR

Harrison O'Dowd, Estuary House, Henry Street, Limerick
 Contact: Michael Fitzgibbon

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.
 For further information please contact:

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