

TO LET

**First Floor, Unit 1 Village House,
East Douglas Village, Cork**

OFFICE SUITE

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ABOUT THE PROPERTY

Property approx. 176.5 Sqm (1,900 Sqft).

Self-contained office suite with kitchen and toilet facilities.

On-site parking.

Convenient location in the heart of Douglas Village with easy access to the South Ring Road network

Neighbouring occupiers include Oak Fire Pizza, BiteSize, Ramen, EBS and East Douglas Village Bar and Restaurant.

LOCATION

East Douglas Village is centrally located in the heart of Douglas Village, a prime commercial area, which is approximately 5km South East of Cork City centre. The village is the commercial hub for a number of the surrounding suburbs, such as Rochestown, Passage-West, Grange, Donnybrook, Frankfield and Carrigaline. There are also two shopping centres in Douglas anchored by Dunnes Stores and Tesco with Aldi located close to the property.

DESCRIPTION

The property comprises a self-contained first floor office suite located in Village House forming part of the East Douglas Village development. The office is largely open plan and can be accessed via a stairwell from the ground floor. There is also a private office/ meeting room as well as staff canteen, toilet and shower area.

First Floor, Unit 1, Village House, East Douglas Village, Cork



East Douglas Village development is centrally located in a prime commercial area



ACCOMMODATION

| Floor | Description | Sqm | Sqft |
|-------------|--|-------|-------|
| First Floor | Open plan office with private office/ meeting room as well as staff canteen, toilet and shower area. | 176.5 | 1,900 |
| Total | | 176.5 | 1,900 |

LEASE

New lease available

RENT

€24,000 per annum exclusive



The office is largely open plan and can be accessed via a stairwell from the ground floor.

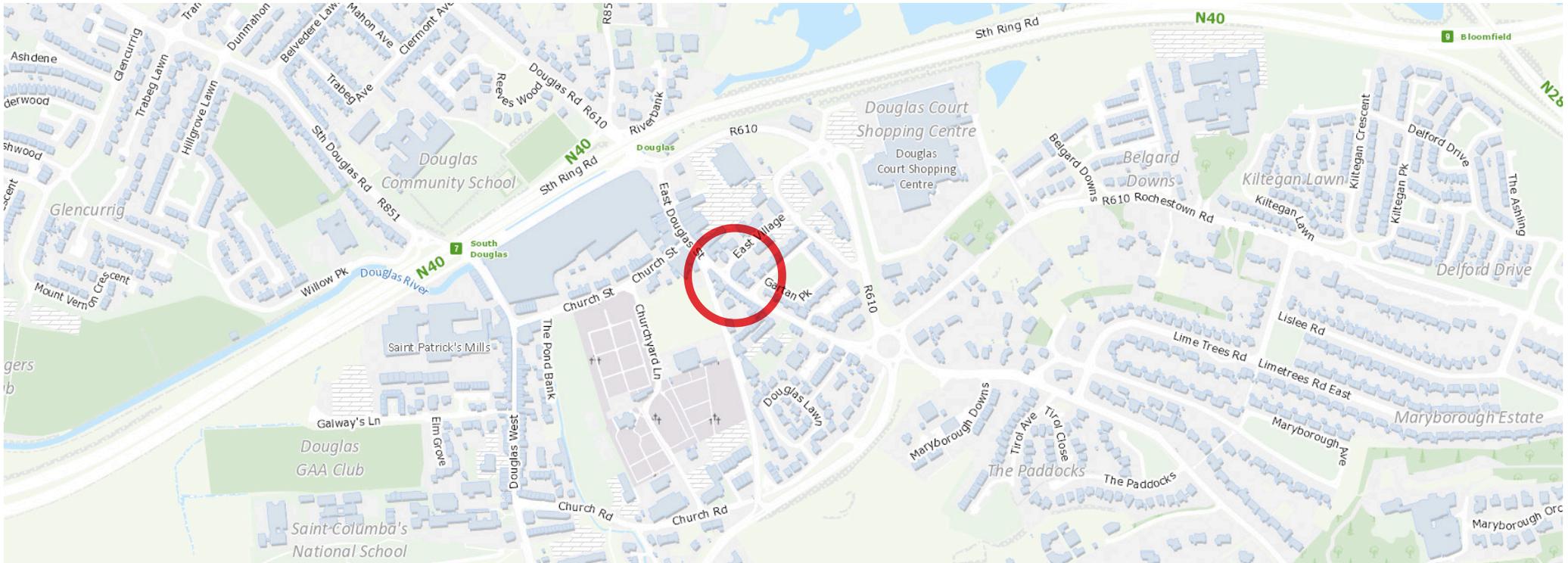
BER INFORMATION

BER C2

BER No. 800778011

EPI: 434.58 kWh/m2/yr

LOCATION MAP



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For further information:

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Viewing Strictly by appointment with the sole letting agent Lisney.

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.

