

**TO LET**

**Quality Office Suite**

**Office 4, Holbar House, East Douglas Village, Cork, T12X300**

**Lisney**

COMMERCIAL REAL ESTATE



# Lisney

COMMERCIAL REAL ESTATE

## ABOUT THE PROPERTY

Self-contained office extending to approx. 62 sqm (668 sqft)

Finished to a high quality with feature windows and excellent natural light

On-site car parking

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

Retail, office and restaurant occupiers adjacent



### ACCOMMODATION

Floor	Description	Sqm	Sqft
Second Floor	Open plan self-contained office	62	668

### LEASE

New lease available.

### RENT

€12,000 per annum exclusive.

### OTHER OUTGOINGS

Service charge, insurance and rates.

### BER INFORMATION

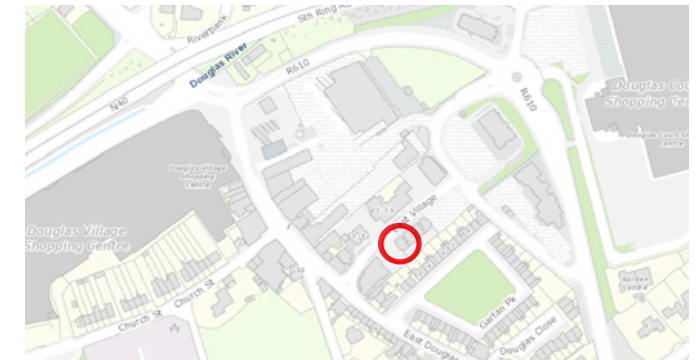
**BER C3**

BER: C3. BER No. 800777815. EPI: 259.68 kWh/m<sup>2</sup>/yr.



Convenient location in Douglas with easy access to the South Ring Road

### LOCATION MAP



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### For further information

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Viewing strictly by appointment with the sole letting agent Lisney.

### Lisney Commercial Real Estate

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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

