

**Unit 12A, 1st Floor, South Ring Business Park,  
Kinsale Road, Cork. T12 HA29**

FOR IDENTIFICATION PURPOSES ONLY



**021 427 77 17**

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- > The property comprises an impressive, fully fitted, first floor 'own-door' office suite extending to approximately **2,222 sq. ft. (206.4 sq.m)** with ample on site car parking.
- > Situated in the ever popular South Ring Business Park, just off the Kinsale Road Roundabout, offering exceptional access and connectivity for occupiers and clients alike.
- > The office suite itself benefits from an abundance of natural light and is conveniently laid out to provide a series of private offices, open plan spaces, board room/ meeting room, kitchenette, server room, W.C's and shower facilities.
- > Finishes include suspended acoustic ceilings, carpet flooring, electric heating, recessed LED lighting, and wall trunked data cabling.

**Viewings Strictly By Appointment With Sole Letting Agents**

**TO LET**



## Location:

The property is extremely well located and situated within the South Ring Business Park, immediately off the Kinsale Road Roundabout, with some frontage to the South Ring Road (N40).

The South Ring Road Network is to the south of the property and Cork City Centre is to the north.

Adjoining occupiers in the area include Smyths Toys, Phelans Late Night Pharmacy, HSE Ambulance Services, CUMH Kinsale Road Clinic, SouthDoc, Womens Fitness, Monforts College of Performing Arts, The Edge Sports Superstore, Elverys, Petstop, Harvey Normans, Screwfix and Barry's Tea.

South Ring Business Park is located approximately 2.5 kms from Cork city centre.



## Viewing:

Strictly by prior appointment with Sole Agents;

## Further Information Contact:

Rob Coughlan

Email: [rcoughlan@cohalandowning.ie](mailto:rcoughlan@cohalandowning.ie)

Phone: 021-4277717

Rent: €POA per annum plus VAT

Rates: €3,300 per annum (2024) approx.

Management Charges: €4,665 plus VAT (2024)



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