Lisney | COMMERCIAL REAL ESTATE

To Let



Unit 7

Cleve Business Park, Monahan Road, Cork, T12 RVK7

Office opportunity ideally located in Cork Docklands with adjacent carparking.

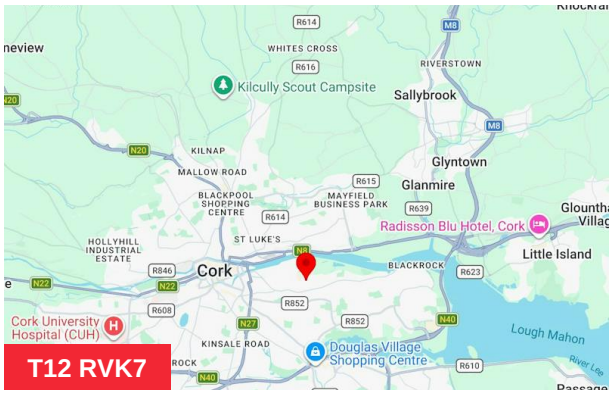
446.61 sq m
(4,807.27 sq ft)

- Self-contained office accommodation
- Mixture of open plan and cellular offices, meeting rooms & staff canteen / reception
- Excellent public transport links
- 12 car parking spaces
- Bright offices with glazing on 3 sides.

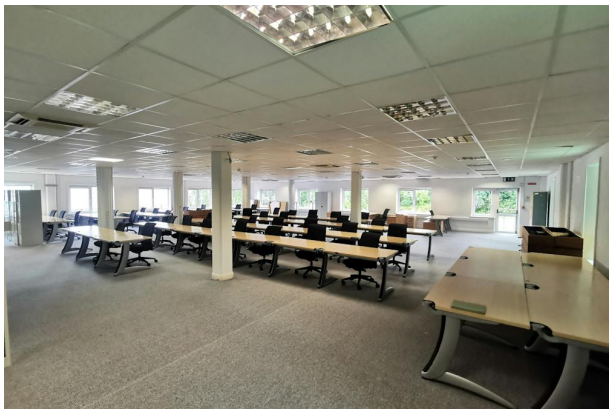
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Summary

Available Size	446.61 sq m
Rent	€65,000 per annum
Rates Payable	€14,746.07 per annum
Service Charge	€3,150 per annum inclusive of insurance
Legal Fees	Each party to bear their own costs
BER Rating	D2 (800501405)







Description

The property comprises self-contained first floor office accommodation, accessed via a ground-floor reception / entrance lobby. Internally, the accommodation offers a versatile and well-planned mix of open-plan office space, private offices and meeting rooms, together with a fully equipped kitchen and separate male and female WC facilities.

The offices benefit from carpeted raised access floors and suspended acoustic tile ceilings, incorporating air handling units and integrated lighting to provide a comfortable and professional working environment. The accommodation enjoys excellent levels of natural light and is offered to the market with the existing desks and chairs included, providing an opportunity for an incoming occupier to move in with minimal set-up requirements. Alternatively, the furniture can be removed if preferred.

Location

The office is located within Cleve Business Park, accessed via Monahan Road, and is situated in close proximity to SuperValu Páirc Uí Chaoimh and Marina Commercial Park with Cork City Centre a short drive to the west. The location provides ease of access to the South Link Road and benefits from a regular public bus service with a stop at the entrance to the park.

Cleve Business Park is home to a number of established occupiers, including Hunt Offices, AMS and Stairlift, while EHS International, Datalogix Solutions and Nostra are located in the adjoining Cleve Quarter.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	sq ft	sq m
Ground	348.54	32.38
1st	4,458.73	414.23
Total	**4,807.27**	**446.61**

Lease Terms

The property is available on flexible lease terms.
For further information, please contact our letting agent.

Viewing & Further Information



Szymon Slowiak
087 975 2144
sslowiak@lisney.com

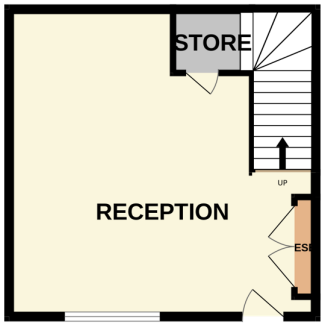


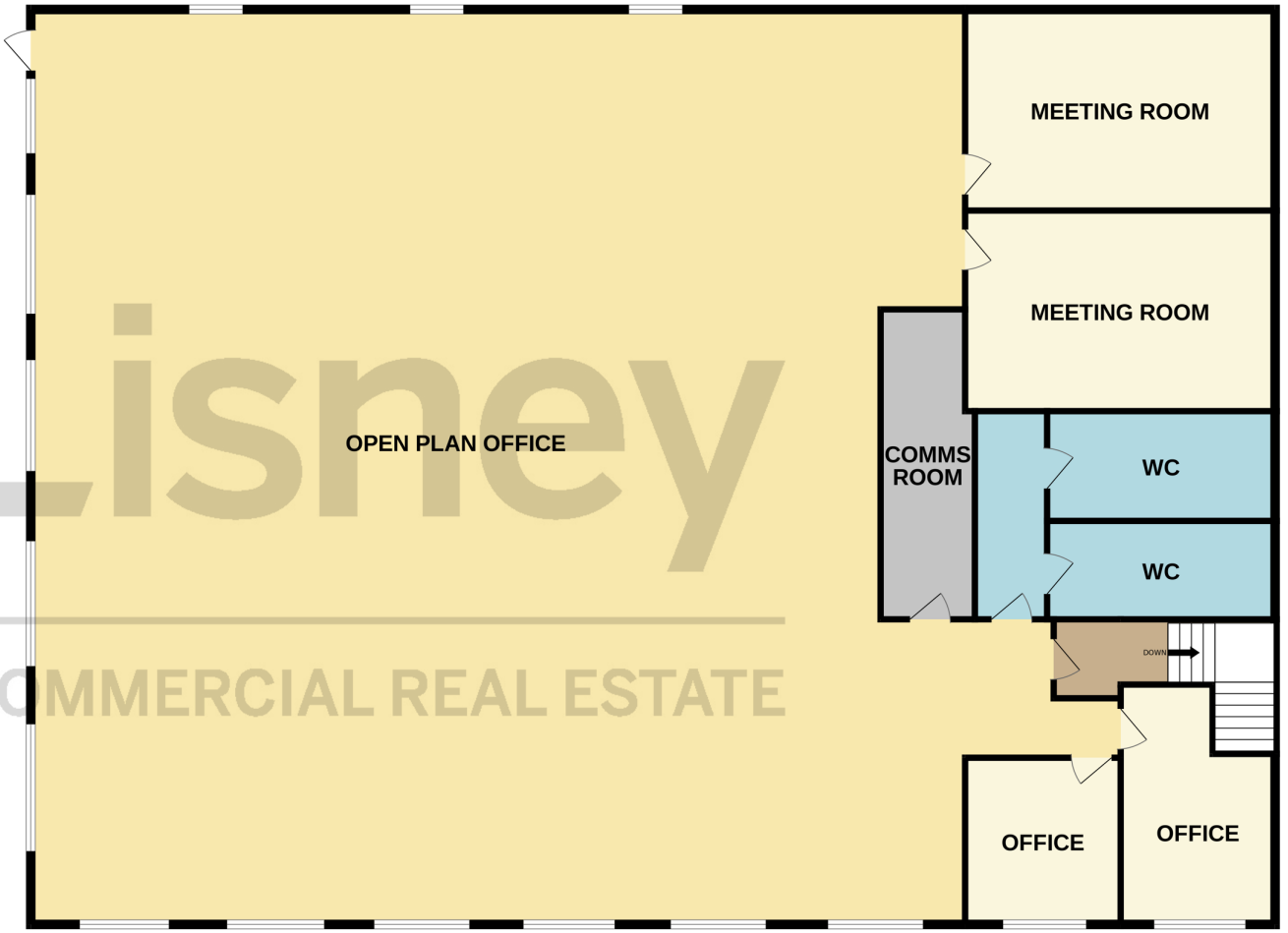
Gerard O'Callaghan
0872886067
gocallaghan@lisney.com

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GROUND FLOOR

1ST FLOOR





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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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