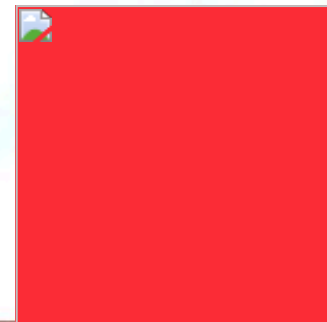






ABOUT THE PROPERTY

Well fitted out office suite situated in a high profile business park on Bakers road Charleville.

Air Conditioning and electric radiator heating.

Good onsite carparking.

Extensive electrical and data fitout.

Large meeting room.

Ancillary storage space.

Kitchenette.

Access Control and Intruder Alarm.

Rateable Valuation €67



LOCATION

The offices are located off Bakers Road in Charleville town. The location is within walking distance of the town's Main Street and is located a short distance from the train station. The N20 Cork Limerick is easily accessible in either direction. Other occupiers include the Charleville Incubation Centre, Cherish fashions, Southern Stoves, Adaptive Lighting and Dillons Florists.



DESCRIPTION

Lisney offer this large office suite situated just off Bakers Road Charleville. The space is adaptable to a wide variety of office or business uses and includes extensive storage space that could be converted to office use if required. The unit benefits from extensive carparking to the front and rear. The unit is well fitted out with airconditioning and electric heating.



ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m
1st	4,467.02	415
Total	4,467.02	415

TENANT PROFILE

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Charleville Business Park, Bakers Road, Charleville, P56 P283





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BER INFORMATION

BER



For further information

Viewing Strictly by appointment with the sole letting agent Lisney.

Lisney Commercial Real Estate

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Earlsfort Terrace, Dublin 2, D02 PH42
Tel: +353 1 638 2700
Email: dublin@lisney.com



lisney.com @LisneyIreland

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.

