

Available Immediately





ABOUT THE PROPERTY

Ground Floor
Office/showroom in high
profile business park.

Air Conditioning and electric
radiator heating.

Good onsite carparking.

Extensive electrical and data
fitout.

Access Control and Intruder
Alarm.

Double entrance doors with
automated roller shutter
installed.

Suspended ceiling with LED
lighting.



LOCATION

The premises enjoy a high profile location 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 ground floor office/ retail showroom unit situated just off Bakers Road Charleville. The space is adaptable to a wide variety of office or retail uses. The unit benefits from extensive carparking to the front and rear. The unit is well fitted out with airconditioning, electric heating, suspended ceiling with LED lighting and offers a turnkey solution for an incoming business. There is a good sized kitchen and 2 WC's.



ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Office/ Showroom	1,506.95	140
Total	1,506.95	140

TENANT PROFILE

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Block A, 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

St. Stephen's Green House,

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.

