LAVELLE
Commercial Property

TO LET



MODERN TWO STOREY COMMERCIAL UNIT

DUBLIN ROAD FERMOY CO. CORK

PRIME LOCATION ON DUBLIN ROAD	**488 SQM (5,253 SQ.FT.)**	**OPEN PLAN READY FOR FITOUT**	**SUITABLE FOR A NUMBER OF USES RETAIL / OFFICE**	**ZONED "TOWN CENTRE"**	**ADJOINING ALDI**

LOCATION

The unit is situated on the east side of the Dublin Road, a main arterial route from the M8 Motorway into Fermoy Town Centre. The surrounding area is mixed in nature with nearby occupiers including Aldi, the Blackwater Shopping Centre, Dairygold Co-op Superstores and Nissan Fermoy. Fermoy is an established commuter and service town (population: 6,500 – Census 2022) located just off the M8 Motorway, approx. 30 north of Cork City Centre.

PROPERTY DESCRIPTION

Two storey modern commercial unit, located to the front of an Aldi Store and surface car park. The unit provides two floors of open plan space finished to a shell & core specification, ready for an occupier's fit-out.

FLOOR AREA (GIA)	SQM	SQ.FT.
Ground Floor	250	2,691
Mezzanine	238	2,562
TOTAL	**488**	**5,253**

SERVICES

Connected or available to the subject property.

LEASE TERMS: On Application.

RENT: €50,000 per annum (excl. VAT). Vat will be charged on the rent.

BER RATING T.B.C.

VIEWING: Strictly by appointment.



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