



## For Sale / To Lease

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Modern Creche Premises  
Millboro, Kerry Pike, Co. Cork

# PROPERTY HIGHLIGHTS

- Strategically located at the intersection of the Upper Leemount Road and the Kerry Pike to Clogheen Road
- Millboro Estate comprises of 96 new built two, three and four-bedroom homes
- The village of Kerry Pike is located in the north-west outskirts of Cork city in close proximity to Blarney and Apple’s European Headquarters
- Extending to 517 sq m (5,565 sq ft) catering for approximately 74 children, Layout is indicative and can be varied to suit individual requirements
- Finished to shell and core
- External play area

**BER RATING**  
A3

**BER NUMBER**  
801009820

**ENERGY PERFORMANCE INDICATOR:**  
79.13 kWh/m2/yr0.4

# LOCATION

Kerry Pike is located 8km to the north west of Cork city centre and 4km south of Blarney. Kerry Pike is a mature residential area which has seen a number of new residential developments in recent years. The area benefits from a wide range of recreational amenities both locally and in the surrounding areas. These include Blarney Castle, GAA clubs, rugby, golf & public parks. Kerry Pike also offers convenient access to schools, employment hubs as well as local bars and restaurants.

# DESCRIPTION

The property when complete will comprise of purpose built creche facility extending to 5,565 sq ft predominantly ground floor with a first floor for staff facilities. The internal design can cater for up to 74 children but proposed layout is indicative only and can be changed to suit individual requirements. The creche will be completed to a shell and core standard allowing operators to individualise the space to their specific requirements. A space for an external secure play area is also catered for.

**Floor plans available on request.**



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