

TO LET

# MODERN OFFICE SUITES

Ground Floor, Montrose House,  
Carrigaline Road,  
Douglas, Cork

# PROPERTY HIGHLIGHTS



Modern ground floor office to let extending to 2,039 sq ft / 189.4 sq m



The Link Suite office extending to 395 sq ft / 36.7 sq m



Bright and spacious office space, enjoying ample natural light

**Montrose House features modern office accommodation in the heart of Douglas Village**



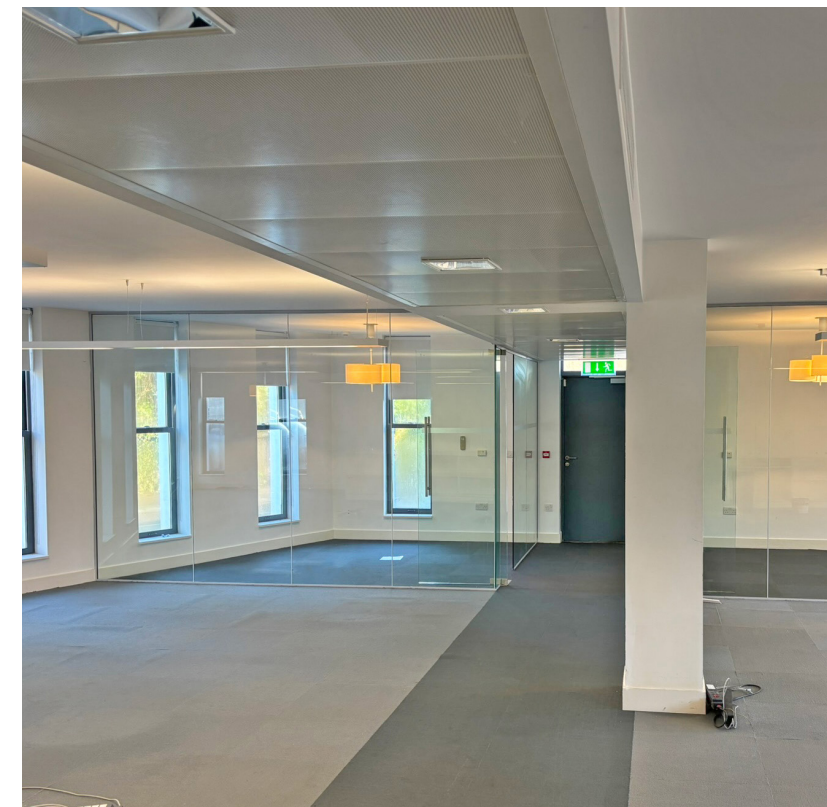
Superb location in Douglas Village adjacent to the Carrigaline Road and Douglas East intersection



Nearby occupiers include Reddy A + U Architecture, Aecom Ire Ltd, Berkley Recruitment, Barry's of Douglas, Tesco, TX Maxx, McDonalds



Excellent access to local public transport, shopping centres, cafes, gyms, and restaurants



## LOCAL AMENITIES

- Douglas Village Shopping Centre
- Douglas Court Shopping Centre
- Aldi
- Gyms
- Cafe & Restaurants
- Post Office
- Hotels



## CONNECTIVITY



12 minute drive to Cork Airport



Regular bus services available

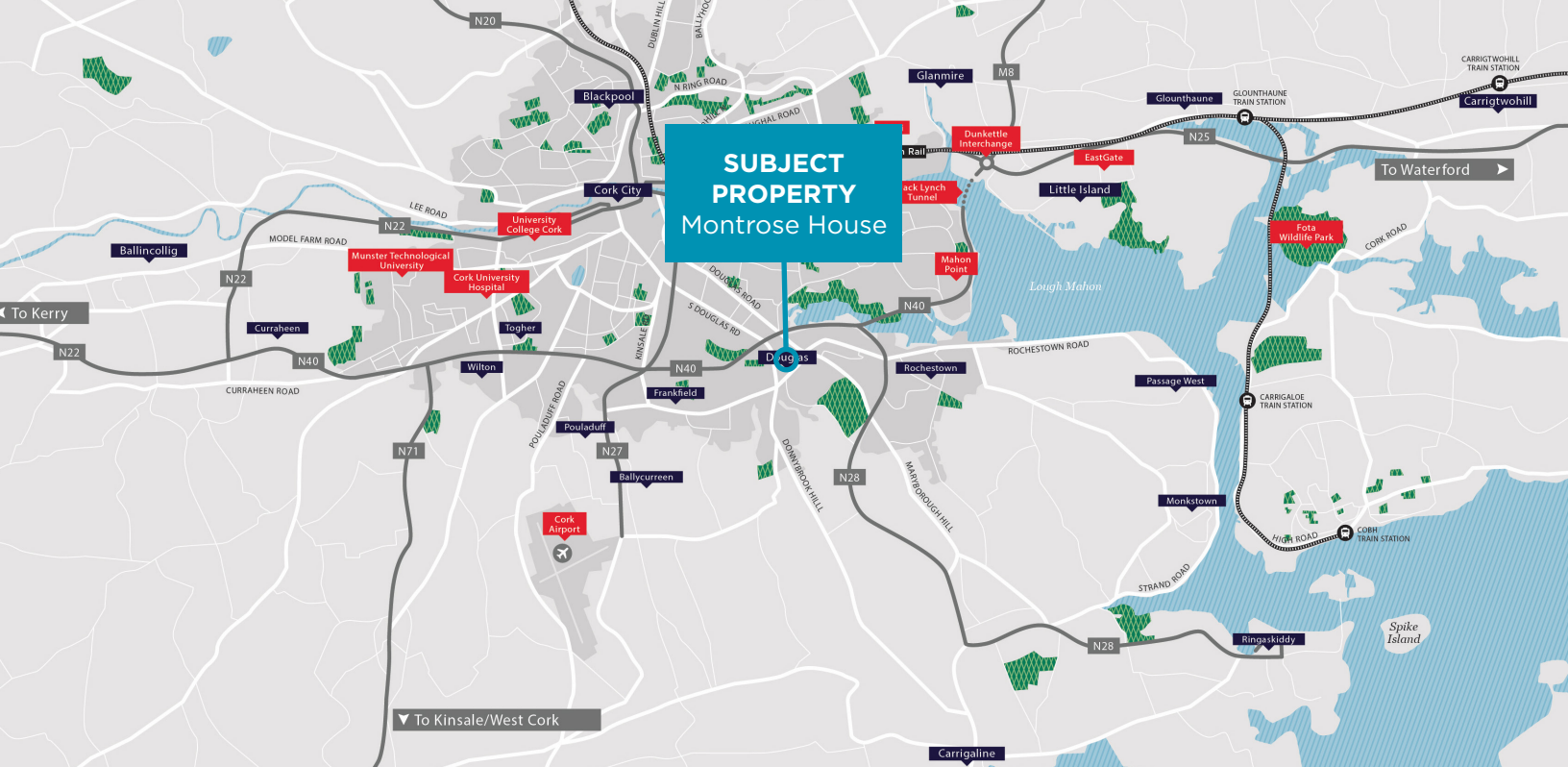


4 no. off-street car parking spaces available



14 minute drive to Cork City Centre





## LOCATION

The property is superbly located on Carrigaline Road in the heart of the thriving residential and commercial village of Douglas just 5km from Cork City Centre. Douglas is a prosperous and well populated Cork City suburb and home to Douglas Court Shopping Centre (anchored by Dunnes Stores) and the adjoining Douglas Shopping Centre (anchored by Tesco, TK Maxx and Marks & Spencer's) complimented by a range of established retailers. The property is located within the village centre within walking distance of all services and facilities. The South Link Road is also easily accessible to the property.

## DESCRIPTION

Montrose House comprises of a modern purpose built two storey office building with access fronting the Carrigaline Road. The building is finished to a high standard and is generally in an open plan format. The property has toilet facilities at ground floor level. A single storey open plan office suite provides additional accommodation and can be let separately or with the larger suite.

### CONTACT

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