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**AUCTIONEERS &
REAL ESTATE AGENTS**

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Unit 3, Parnell Business Centre, The Bypass, Bandon, West Cork

It's all about convenience and security with this immaculately presented commercial property which extends to 5,000sq. ft., also included, 5,000sq. ft of secure yard/parking area .

For Rent

Annual Rent: €50,000

Experience the perfect blend of convenience and security with this impeccably maintained commercial property, encompassing 5,000 sq. ft. of interior space and an additional 5,000 sq. ft. of secure yard and parking area.

Ideally situated between Screwfix and Duggan Steel, this property offers unparalleled accessibility via the Bandon Bypass while remaining central to the town. Designed for functionality, the property features high eaves and large roller doors, ensuring easy access for various operations. Inside, it is maintained in pristine condition, reflecting the highest standards of care. Equipped with 3-phase power and access to high-speed broadband, the property is well-suited for modern business needs. Initially approved for light engineering use, it has recently served as a warehouse, demonstrating its flexibility.

The internal space is divided by a middle wall, allowing for potential subdivision into two 2,500 sq. ft. units. However, the preferred rental arrangement is for the entire 5,000 sq. ft. space to be leased as a single unit. Proximity to the N71 further enhances its connectivity, making it an ideal choice for businesses seeking a prime location with excellent accessibility.





Floor Plan

Building 1
24.44m x 9.50m
(80'2" x 31'2")

Building 2
24.44m x 9.50m
(80'2" x 31'2")

Secure Yard
20.00m x 25.00m
(65'7" x 82')

Total area: approx. 466.8 sq metres (5024.4 sq. feet)



No responsibility is taken for any error omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.

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