

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

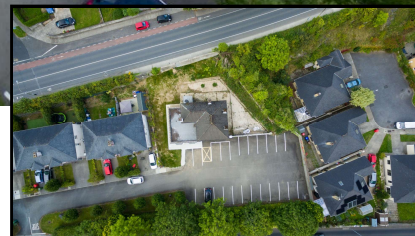
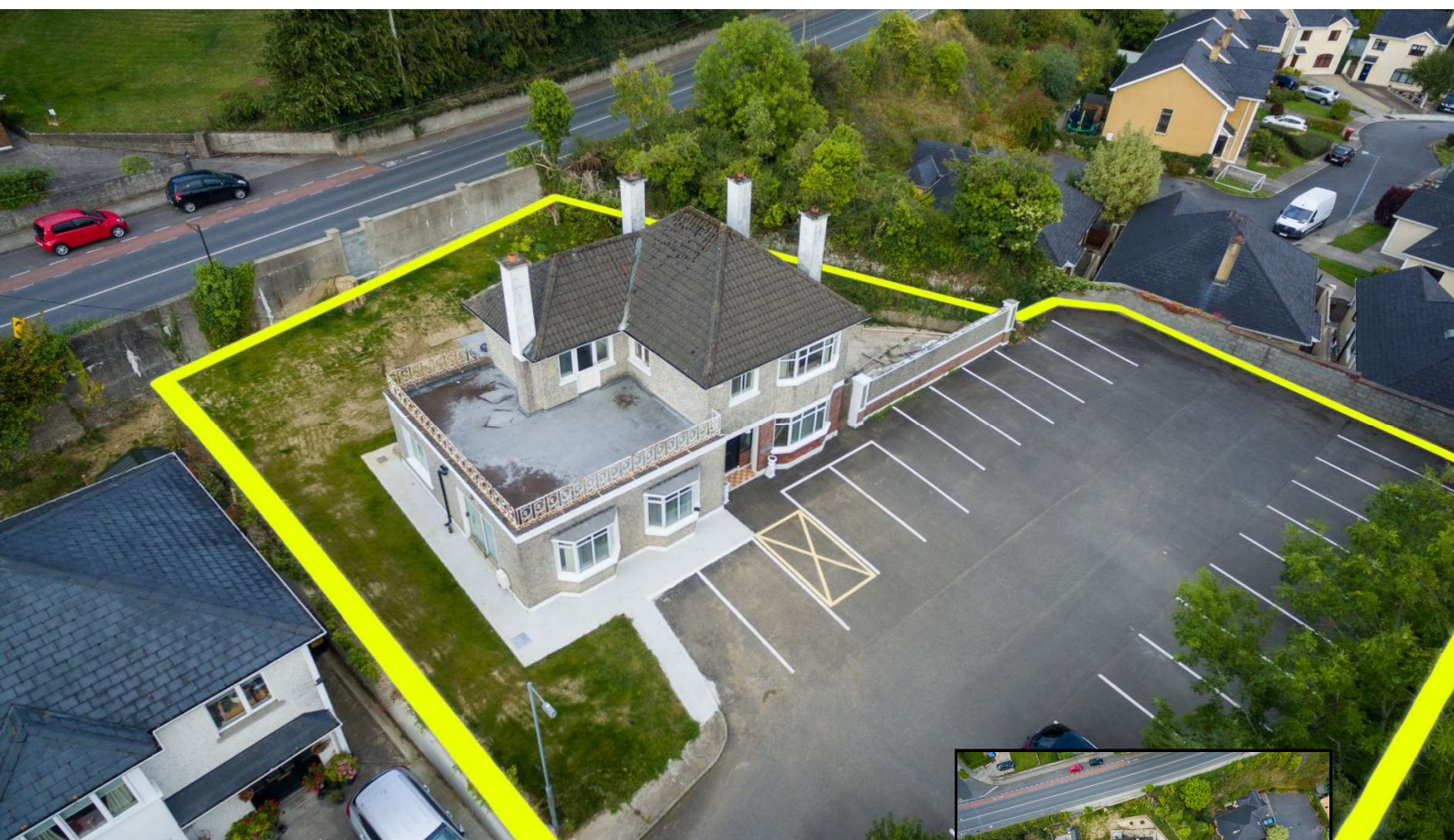
QUIRKE
P. F. QUIRKE & CO. LTD.
Auctioneers, Valuers, Estate Agents.



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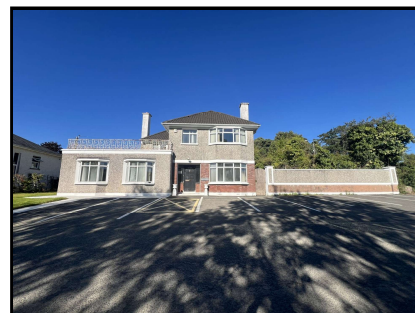
No.5053



Baunreagh, Cahir Road, Clonmel, E91 T6K2

- Office building approx. 173 sq m in great location
- 23 Parking spaces and rear yard
- 6 offices, board room and kitchen
- Ideal for commercial offices.
- Close proximity to town centre & N24 by-pass

Guide Price €480,000



44 Gladstone Street Clonmel County Tipperary
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Baunreagh, Cahir Road, Clonmel, E91 T6K2

Brought to the market by P F Quirke & Co. Ltd is a large, two storey office building approx. 173 sq m, with parking, situated on Cahir Road, Clonmel, for lease or sale. The property comprises the following accommodation: Porch, board room, kitchen, utility, wc and 3 offices on ground floor, while the 1st floor accommodates 4 offices, bathroom and large balcony area. To the front of the building there is ample parking with 23 marked spaces on a site of 1450sqm (0.36ac). Side access to the rear provides good storage/outdoor space. This property is a great office space and offers potential for further development as residential or commercial use. Early inspection invited.

Entrance Hall 4.55m (14'11") x 2.41m (7'11")

Carpet.

Board Room 7.2m (23'7") x 5.29m (17'4")

Carpet, open fire, sliding doors to side.

Office 1 3.53m (11'7") x 3.76m (12'4")

Carpet.

Kitchen 5.84m (19'2") x 30.65m (100'7")

Storage at eye and floor level, lino, stove, counter space, tiled splashback, under stairs storage.

Back Hall 1.33m (4'4") x 1.85m (6'1")

Lino with back door to yard.

W/C 1.78m (5'10") x 0.88m (2'11")

W/c and whb.

Office 2 3.62m (11'11") x 4.11m (13'6")

Carpet and open fire.

Office 3 3.62m (11'11") x 4.18m (13'9")

Carpet and open fireplace

Upstairs Landing 3.09m (10'2") x 2.4m (7'10")

Carpet and built in storage.

Office 4 2.76m (9'1") x 2.4m (7'10")

Carpet.

Office 5 4.27m (14'0") x 3.45m (11'4")

Built in wardrobes and shelving units.

Office 6 4.12m (13'6") x 3.63m (11'11")

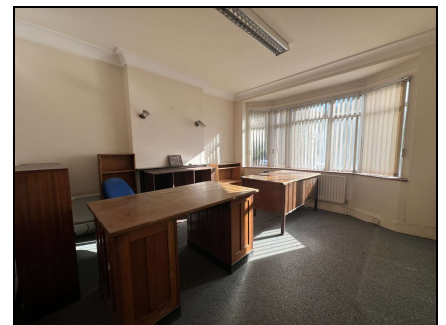
Carpet.

Bathroom 3.97m (13'0") x 2.38m (7'10")

Tiled floor to ceiling, w/c, whb, bath, electric shower.

Office 7 3.62m (11'11") x 3.43m (11'3")

Carpet, door leading out to balcony.



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