

INDUSTRIAL/WAREHOUSE BUILDINGS ON APPROX. 25 ACRES, CURRAGHBEG, BALLINCOLLIG, CO. CORK



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- Large site area of approximately 10.16 ha (25.1 acres).
- 2 no. detached warehouse/industrial units extending to a total area of approx. 3,983.9 sqm (42,882 sqft).
- 1 no. office building extending to approx. 149 sqm (1,602 sqft).
- Extensive circulation, parking, loading and hard standing areas.
- Convenient to Ballincollig By Pass/South Ring Road.





LOCATION

The property is situated approx. 2.5km west of Ballincollig Town Centre and approx. 12.5km west of Cork city. The property is conveniently located approx. 1km north of the eastern end of the Ballincollig By-Pass and South Ring Road. The River Lee adjoins the property on its eastern and southern sides with road frontage of approx. 0.5 km along its western boundary. There are sports fields and Ballincollig Regional Park to the east.

THE PROPERTY

The property comprises a fairly regular shaped landholding of approximately 10.16 hectares (25.1 acres). There are three main buildings on the property including a detached single storey office building, a detached mainly single storey industrial building and a detached single storey storage building. The main buildings are centrally situated on the site and there are extensive asphalt and concrete surfaced circulation, parking and hard standing areas around the buildings and to the north of the buildings.

Office Building

The building is situated in the southern part of the site and it comprises a detached single storey office building laid out internally with an open plan office, 3 private offices, meeting room, canteen and ladies and gents toilets. There is a car parking area adjacent to the building.

Main Industrial Building

The property comprises a detached mainly single storey industrial building with a two storey office/service block incorporated. The property is constructed on a steel frame with concrete block and metal clad walls, high pitched metal deck roof incorporating roof lights, concrete ground floor and concrete upper floor. The internal head room to eaves in the main area is approx. 6.6m with a higher area in the western part of the building. Loading access is provided by means of seven steel roller shutter loading doors on the northern, eastern and western elevations of the building.

Warehouse / Store

The property comprises a detached single storey warehouse building with concrete block, corrugated asbestos sheeted and part corrugated iron sheeted walls and roof. The internal head room to eaves in the main area is approx. 5m and loading access is provided by means of two steel roller shutter loading doors, two accordion type loading doors and three sliding type loading doors.

GUIDE SALE PRICE

€750,000 plus VAT (if applicable).

ACCOMMODATION

Property	Floor	Description	Sqm	Sqft
Office Building	Ground	Offices	148.8	1,602
Production Building	Ground	Office/Service Block	113	1,216
	First	Office/Service Block	113	1,216
	Ground	Production Area	2,664.73	28,683
Warehouse/Store	Ground	Store	944.4	10,165
Approx. Total			3,983.9	42,882



BER INFORMATION

BER: B2.

BER No: 800494999.

EPI: 496.79 kWh/m2/yr.

VIEWING / FURTHER INFORMATION

For further information or to organise a viewing,
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