

INDUSTRIAL BUILDING/DEVELOPMENT SITE, MONAHAN ROAD, CORK

BER D1



021-427 5079

- Building approx. 2,581 sqm (27,778 sqft)
- Site approx. 0.72 hectares (1.78 acres)
- Strategic location at the city end of Monahan Road, approx. 1km east of Cork city centre.
- Zoned mixed use development, potential for residential or commercial development subject to planning permission



LOCATION

The property is situated approx. 1km east of Cork city centre on the southern side of Monahan Road, at its city end, in Cork's south docklands. It is approx. 170m east of Kennedy Park and 700m from the Elysian, within easy walking distance of the city centre. Monahan Road runs parallel to Centre Park Road and it is a main traffic artery connecting the south docklands with the suburb of Blackrock and with the city centre.

THE PROPERTY

The property comprises a detached mainly single storey warehouse/industrial building on a fairly regular shaped site of approx. 0.72 hectares (1.78 acres). The building is in three main sections and it is constructed with concrete block walls, pitched corrugated asbestos sheeted roof with metal cladding externally, concrete ground floor and timber first floor in the office/service block. Loading access is provided by means of four steel roller shutter loading doors.

The building is centrally situated on the site, there is a parking area to the front and parking and hardstanding areas to the rear. There is road frontage of approx. 80m to Monahan Road.

ZONING/PLANNING PERMISSION

The property is situated in an area zoned "mixed use development" in the Cork City Development Plan 2015 – 2021. The range of permissible uses within this zone includes general offices, conference centre, third level education, hospital, hotel, commercial leisure, cultural, residential, public institutions, childcare services, business and technology/research uses. The

property is included within precinct 12 Monahan Road West as outlined in the South Docks Local Area Plan 2008. Indicative building heights outlined in the local area plan indicate potential to develop buildings from four storey up to six storey.

Cork City Council previously decided to grant planning permission in 2006 (File Ref 0530018) for a high density mixed use development which included 95 No apartments, 5 No townhouses, 3,067 sq m (33,013 sq ft) of business and technology space. The proposed development was in five main blocks ranging in height from four to six storeys. An Bord Pleanala subsequently refused planning permission following a third party appeal (PL28.217666).

SALE PRICE

€850,000

BER INFORMATION

BER: D1.

BER No: 800513822.

EPI: 163.38 kWh/m²/yr.

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

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