

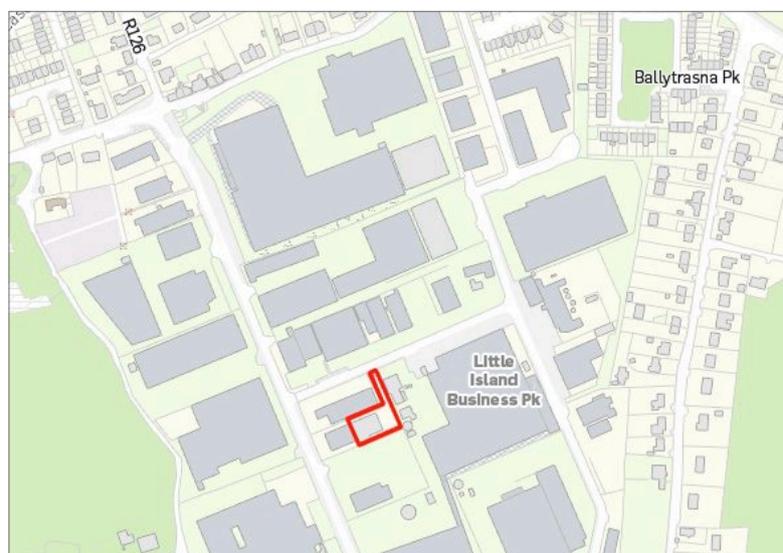
WAREHOUSE/INDUSTRIAL UNIT, LITTLE ISLAND INDUSTRIAL ESTATE, CORK

BER D1



021-427 5079

- Approx. 559 sqm (6,018 sqft).
- Semi-detached mainly single storey building with parking and loading area to the front.
- Secure enclosed site extending to approximately 0.15 hectares (0.37 acres).
- Eaves height approximately 5.1m in warehouse area.
- Neighbouring occupiers include Pepsi, Wisetek, and Henley Forklifts.
- Strategic location in Little Island with convenient access to the Cork/Waterford N25, Dublin M8, Jack Lynch Tunnel and all main routes.



LOCATION

The property is centrally situated in Little Island within Little Island Industrial Estate, an established commercial/industrial location. The property is situated adjacent to a large Pepsi manufacturing facility and other occupiers in the vicinity include Henley Forklifts, Airtec Compressors, Wisetek, Nightline and Watermans Printers Ltd. Little Island is situated approx. 9km east of Cork City Centre and is served by an excellent road infrastructure and is adjacent to the main Waterford N25 and Dublin M8 roads and to the Jack Lynch Tunnell which connects with the South Ring Road network.

THE PROPERTY

The property comprises a semi-detached mainly single storey warehouse/industrial unit incorporating a two storey office/service block to the front of the building on an enclosed site extending to an area of approximately 0.15 hectares (0.37 acres). The building is constructed on a concrete portal frame with concrete block walls to full height, rendered and part brick finish externally, pitched corrugated asbestos sheeted roof incorporating roof lights, concrete ground floor and timber upper floor. The internal headroom to eaves is approximately 5.1m and loading access is provided by means of an automatic steel roller shutter loading door which leads to a tarmacadam car parking and circulation area to the front of the building.

SALE PRICE

€190,000 plus VAT.

ACCOMMODATION

Floor	Description	Sqm	Sqft
Ground	Office/Service Block	60.6	652
	Warehouse	444.2	4,781
First	Office/Service Block	54.3	585
Approx. Total		559.1	6,018
Adjoining Store		50.3	541

BER INFORMATION

BER: D1.
 BER No: 800531634.
 EPI: 294.08 kWh/m²/yr.

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.
 For further information please contact:
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