

## MODERN PRODUCTION/INDUSTRIAL BUILDING, KILBARRY BUSINESS PARK, DUBLIN HILL, CORK



**021-427 5079**

- Approx. 2,625.8 sqm (28,263 sqft).
- Industrial facility contained in a detached building incorporating a part two storey office/service block.
- Site area of approx. 1.2 ha (3 acres) with extensive circulation, parking and loading area.
- Eaves height of approx. 6.5 meters.
- Grade level loading door with two dock levellers.
- Convenient access to the Mallow/Limerick N20 Road and to the North Ring Road which provides access to the Dublin M8, Waterford N25 and South Ring Road network.





### **LOCATION**

The property is situated approx. 2 km north of Cork city centre at the entrance to the IDA Kilbarry Business Park on the western side of Dublin Hill. There is convenient access to the Mallow/Limerick N20 Road and to the North Ring Road which provides access to the Dublin M8, Waterford N25 and South Ring Road network. Occupiers within Kilbarry Business Park include Flex, Yves Rocher, MGS, SE Systems and Collins Print and Packaging.

### **THE PROPERTY**

The property comprises a modern high specification industrial facility contained in a detached mainly single storey building with part two storey office/service block incorporated on a site area extending to approximately 1.2 hectares (approx. 3 acres).

The property is constructed on a steel portal frame with concrete block, brick and metal clad walls, pitched insulated metal deck roof incorporating roof lights, concrete ground floor and part concrete and part timber first floor. The internal headroom to eaves in the main production area is approx. 6.5 m and loading access is provided by means of a grade level loading door and two dock level loading doors.

There is a part mezzanine floor storage area. There is an anti-static floor in the production area. The office block is laid out with a series of open plan offices, meeting rooms, private offices, server room and large canteen and the offices are finished internally with plastered and painted walls, carpet floor coverings and suspended acoustic tile ceilings incorporating lighting and some air conditioning units. There are roof mounted gas fired heaters in the production area.

The property is situated on an extensive site and it is laid out with a parking area to the front, circulation and loading areas to the side and rear and there is a rear overflow parking area.

**ACCOMMODATION**

Floor	Description	Sqm	Sqft
Ground	Production & Warehouse	1,715.1	18,461
Ground	Office / Service Block	276.8	2,979
First	Office Block	633.9	6,823
<b>Total Area Approx.</b>		<b>2,625.8</b>	<b>28,263</b>
Mezzanine	Storage	137.6	1,481
Portacabin	Locker Room		

**ZONING**

The property is zoned 'Special Policy Area X-02' in the Blarney Electoral Local Area Plan 2011 – 2017 to initiate the development of Kilbarry as a strategic employment centre.

**TITLE**

The property is held on a 999 year long leasehold from the IDA at a nominal rent.

**GUIDE SALE PRICE**

€1,400,000 plus VAT (if applicable).



**BER INFORMATION**

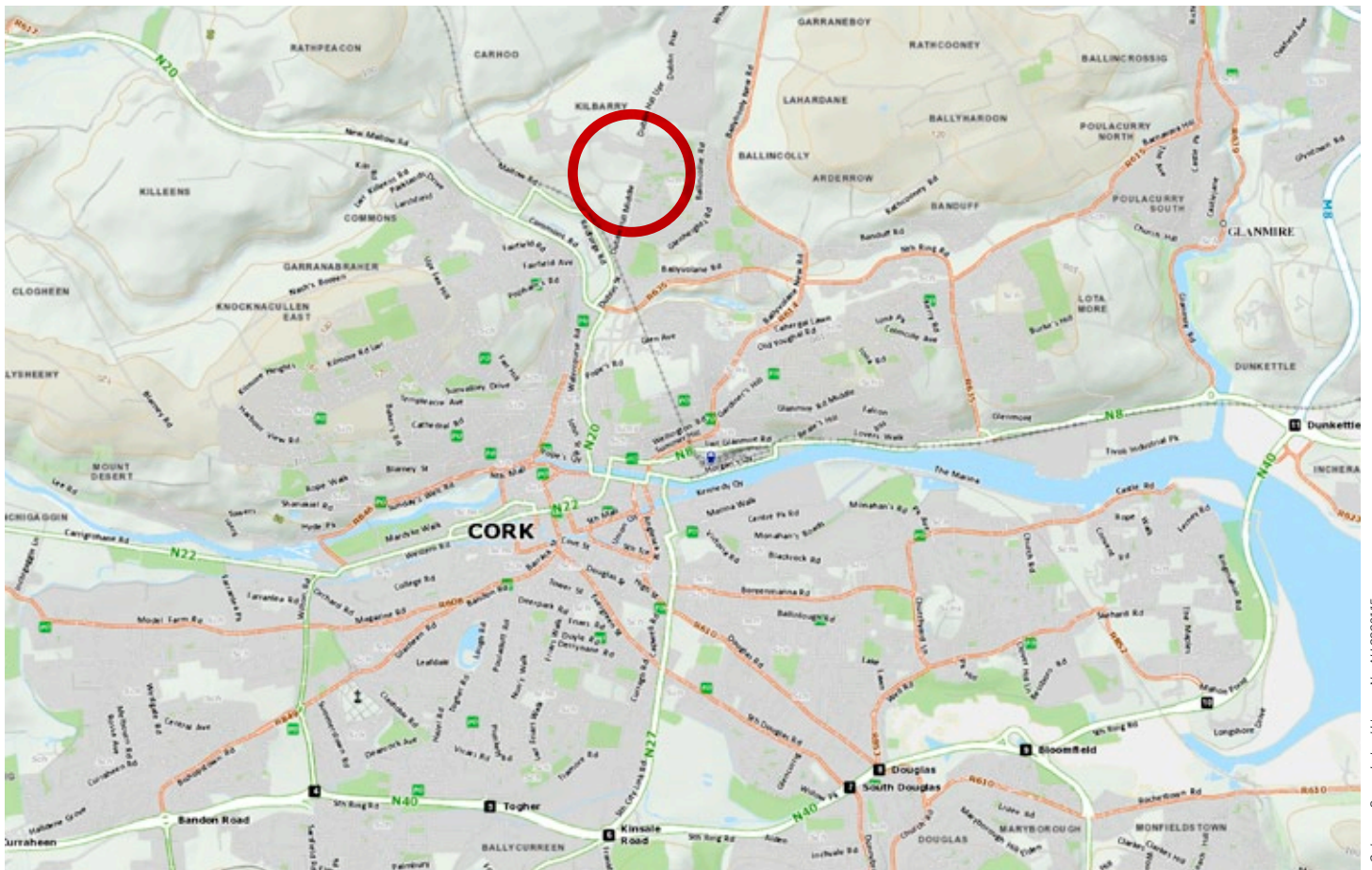
BER: C1.  
 BER No: 800522369.  
 EPI: 340.4 kWh/m<sup>2</sup>/yr.

**FURTHER INFORMATION / VIEWING**

Strictly by appointment with the sole selling agent Lisney.

For further information please contact:

Edward Hanafin      021-427 5079      ehanafin@lisney.com  
 Mark Kennedy        021-427 5079      mkennedy@lisney.com



Ref: CKC38123

**CORK OFFICE**

1 South Mall, Cork.  
 Tel: +353 21 427 5079  
 Fax: +353 1 638 2706  
 Email: cork@lisney.com

**OTHER OFFICES**

St. Stephen's Green House, Earlsfort Terrace, Dublin 2.  
 Tel: +353 1 638 2700 Fax: +353 1 638 2706 Email: dublin@lisney.com  
 1st Floor, Montgomery House, 29-33 Montgomery Street, Belfast, BT1 4NX.  
 Tel: +44 2890 501 501 Fax: +44 2890 501 505 Email: property@lisney-belfast.com

Lisney for themselves and the Vendor/Lessor whose Agents they are give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor and none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 3. The particulars, various plans, photographs, dimensions, references to condition and permissions for use and occupation are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending Purchasers or Tenants shall satisfy themselves by inspection or otherwise as to correctness of each of them. No omission, accidental error or misdescription shall be ground for a claim for compensation nor for the rescission of the contract by either the Vendor/Lessor or the Purchaser/Tenant. 4. Neither the Vendor/Lessor nor Lisney nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property. 5. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.



Ordnance Survey Ireland Licence No. AU 000215.  
 Copyright Ordnance Survey Ireland/Government of Ireland.

PSRA No. 001848