

UNIT A1, GRANGE INDUSTRIAL ESTATE, BALLYCURREEN, CORK

BER C3



021-427 5079

- Approx. 604.2 SqM (6,504 SqFt).
- Modern end of terrace warehouse unit with office/service block incorporated.
- Loading access is provided by means of an automatic steel roller shutter loading door to the front and the internal eaves height is approx. 7m.
- Strategically located just off the Kinsale/Airport Road, with convenient access to the Kinsale Road Roundabout and South Ring Road.



LOCATION

The property is located in an established mixed commercial area approx. 3.5km south of Cork city centre on the northern side of Ballycurreen Road just off the Kinsale/Airport Road with convenient access to the Kinsale Road Roundabout and South Ring Road. Neighbouring occupiers include Ferrero, Chubb and Xerox.

DESCRIPTION

The property comprises a modern end of terrace single storey warehouse with an office/service block incorporated to the front. The internal headroom to eaves in the warehouse area is approx. 7m and loading access is provided by means of a 4.6m wide automatic steel roller shutter loading door to the front. All main services are available including 3 phase electricity.

ACCOMMODATION

Floor	Description	SqM	SqFt
Ground	Warehouse	521.9	5,618
	Office/service block incorporating two offices and ladies and gents toilets	82.3	886
Approx. Total		604.2	6,504

RENT

€39,000 per annum.

BER INFORMATION

BER C3.

BER No.800006330.

EPI: 295.59 kWh/m²/yr.

FURTHER INFORMATION / VIEWING

For further information or to organise a viewing, please contact:

Lisney, 1 South Mall, Cork.

Edward Hanafin

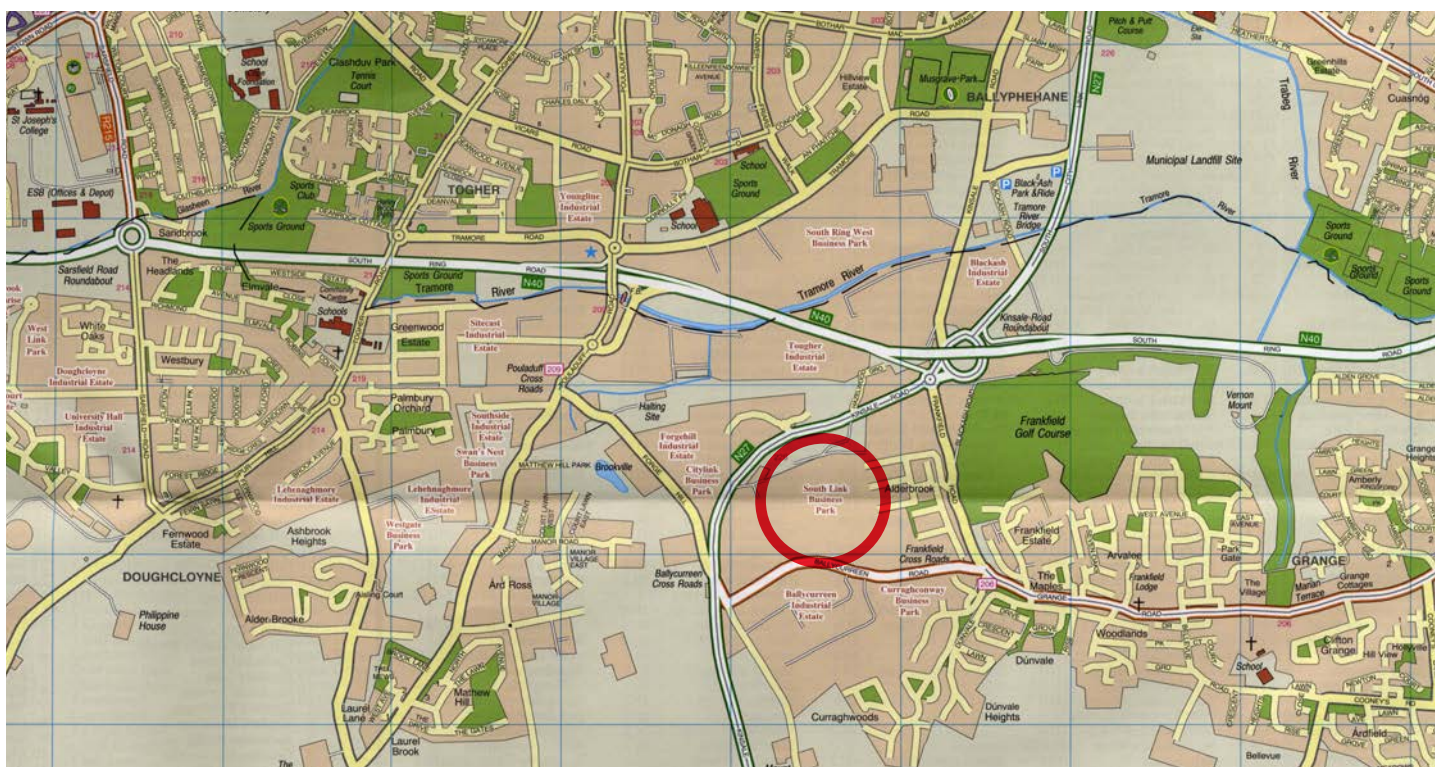
Tel: 087 - 2218 719

Email: ehanafin@lisney.com

Mark Kennedy

Tel: 086 - 0443 537

Email: mkennedy@lisney.com



CORK OFFICE

1 South Mall, Cork.

Tel: +353 21 427 5079

Fax: +353 21 427 2405

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.

