

INDUSTRIAL INVESTMENT (TENANT NOT AFFECTED)
11 OWENACURRA BUSINESS PARK, KNOCKGRIFFIN,
MIDLETON, CO CORK

BER C1



021-427 5079

- Approx. Gross External Floor Area 1,442 sqm (15,522 sqft)
- Approx. site area 0.47 hectares (1.15 acres)
- Modern detached industrial unit with two storey office block incorporated
- Current rental income of €87,742 per annum
- Central location in Midleton, convenient to the Cork/ Waterford N25 and approx. 19km from Cork city





LOCATION

The property is situated in Owenacurra Business Park approximately 19km east of Cork city, north of the main Cork/Waterford N25 Road. It is located 0.5 km west of Midleton's main street on the eastern side of the main road into Knockgriffin. The property is located in a modern business park adjacent to the large Market Green shopping centre and retail development. This is an established commercial location just off the Northern Relief Road with convenient access to the N25.

DESCRIPTION

The property comprises a detached single storey light industrial unit with two storey modern high specification office/service block incorporated to the front. The property is constructed on a steel portal frame with mainly metal clad walls, low pitched double skin insulated metal deck roof incorporating roof lights, concrete ground floor and ducon slab first floor.

The internal head room to eaves is approximately 7.2 metres and loading access is provided by means of three up and over sectional loading doors on either side of the building. The property occupies a site of approximately 0.47 hectares (1.15 acres) and there is extensive external parking, loading and circulation areas on all sides of the building.

TENANCY

The property is let to Symmetry Medical Ireland Ltd t/a Tecomet on a 5 year lease from 1st January 2017 at a rent of €87,742 p.a. plus VAT.

Symmetry Medical Ireland Ltd (Co. No. 381042) t/a Tecomet is a market leading provider of manufacturing solutions for complex, high precision products and services for the medical device industry. www.tecomet.com



ACCOMMODATION

Floor	Description	Sqm	Sqft
Ground	Office/service block incorporating entrance foyer, offices, staff canteen, store, locker room, shower room and toilets.	247	2,659
Ground	Light industrial/warehouse area	948	10,204
First	Offices, store and toilet	247	2,659
	Approx. Gross External Floor Area	1,442	15,522



SALE PRICE

€700,000 plus VAT.

TITLE

The property is held on a 999 year lease from Cork County Council at a nominal rent.

SOLICITOR

Murphy & Condon,
69 Shandon Street,
North Gate Bridge, Cork.
Contact: Don Murphy

BER INFORMATION

BER: C1.

BER No: 800552051.

EPI: 274.02 kWh/m²/yr.

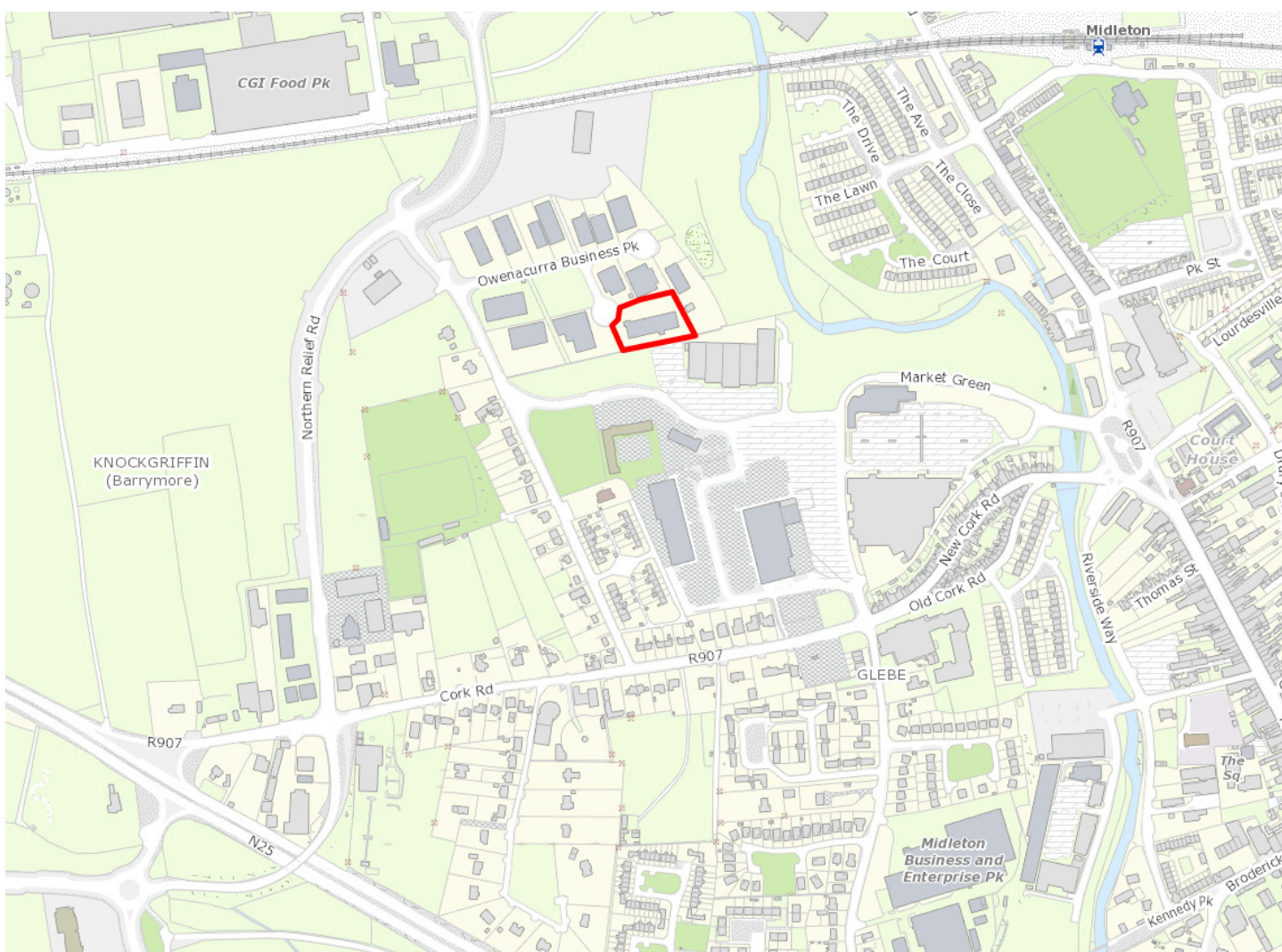
FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

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Ref: CKC1762

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