

WAREHOUSE/LIGHT INDUSTRIAL UNIT 4 CITY NORTH BUSINESS PARK, DUBLIN HILL, CORK

BER C2



021-427 5079

- Approx. 479.2 sqm (5,158 sqft)
- Modern mid-terrace warehouse/light industrial unit with two storey office/service block incorporated
- Eaves height approx. 7m
- Loading access is provided by means of a steel roller shutter loading door with parking and circulation area to the front
- Situated just off Dublin Hill with convenient access to Cork city centre, Limerick N20 and the North Ring Road



LOCATION

The property is situated approx. 3km north of Cork City Centre on the eastern side of Dublin Hill within City North Business Park which comprises of approx. 16 similar style warehouse/light industrial units. There is convenient access to the Mallow/Limerick Road (N20) and North Ring Road.

Neighbouring occupiers include Matt O'Connell Foods, JC Products, Auto Express, Milltech Tool Making, Next Level Fitness, IPEC Inspection Engineers and Kavanagh Refrigeration.

DESCRIPTION

The property comprises a mid-terraced single storey warehouse/light industrial unit with a two storey office/service block incorporated to the front.

The property is constructed on a steel portal frame with concrete block walls to the full height on two sides with concrete block walls and metal cladding over to the front and rear, pitched metal deck roof incorporating roof lights and concrete floor.

The internal headroom to eaves is approximately 7m and loading access is provided by means of an automatic steel roller shutter loading door. There is surface car parking together with a loading and circulation area to the front. All main services are available including three phase electricity.

ACCOMMODATION

Floor	Description	Sqm	Sqft
Ground	Warehouse & Office/Service Block	448.4	4,827
First	Office/Service Block	30.8	331
	Total	479.2	5,158

RENT

€28,000 per annum exclusive.

BER INFORMATION

BER: C2.

BER No: 800369233.

EPI: 91.76 kWh/m²/yr.

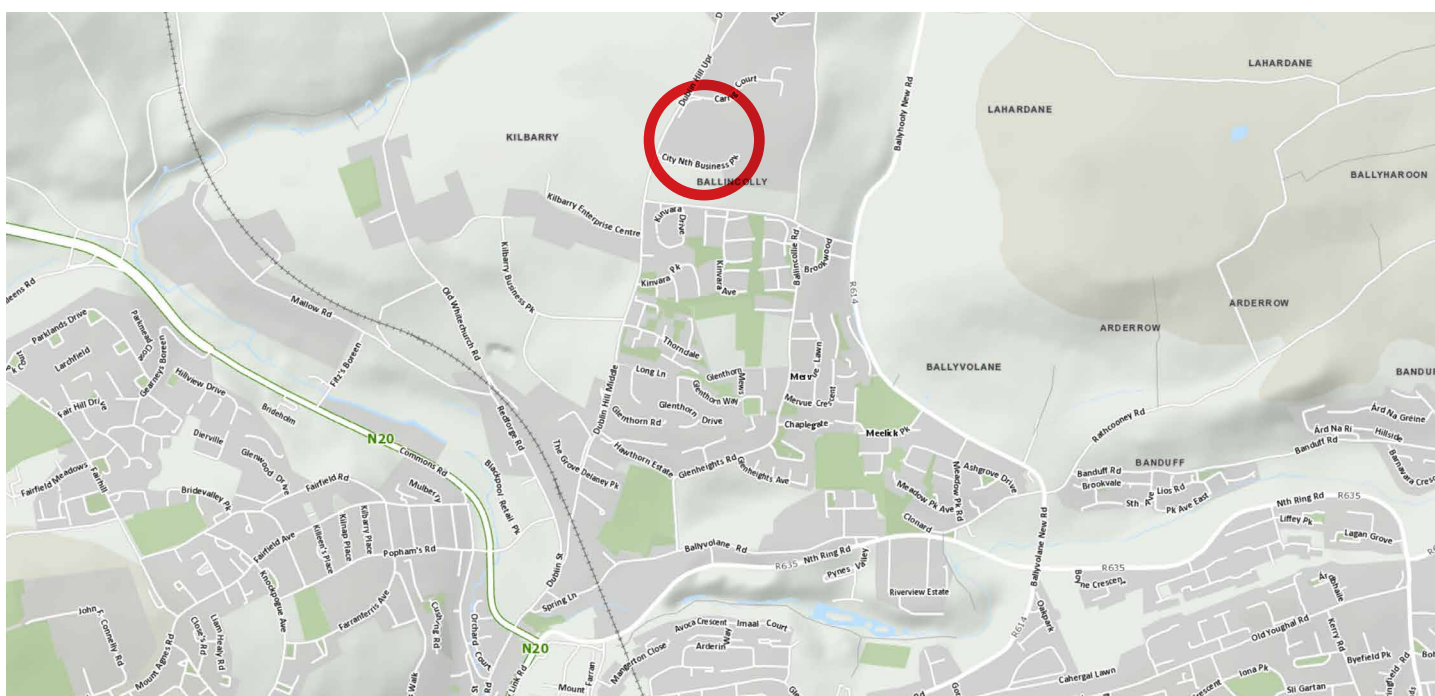
FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

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