

WAREHOUSE/LIGHT INDUSTRIAL UNIT

2 SOUTH RING WEST BUSINESS PARK, TRAMORE RD, CORK



021-427 5079

- Approx. 613 SqM (6,600 SqFt).
- Modern semi-detached warehouse/light industrial unit finished to a high specification with a two storey office/service block incorporated to the front.
- Eaves heights approx. 7.4 metres.
- Ideally located in South Ring West Business Park on Tramore Road with convenient access to the South Ring Road and all main arterial routes.
- High profile location overlooking the South Ring Road just west of the Kinsale Road Roundabout.
- Suitable for a variety of uses including warehouse, distribution, showroom, wholesale, light industrial etc.



LOCATION

The property is situated approx. 2 km south of Cork city centre in an established commercial area overlooking the South Ring Road, just west of the Kinsale Road Roundabout.

There is convenient access to the South Ring Road network, Dublin M8 via Jack Lynch Tunnel and Cork Airport is approx. 4km south of the property.

Access to the property is from Tramore Road. Neighbouring occupiers include Celtic Linen, KWE, Hevac Ltd, Components Distributors, Amari and Irish Pride.

DESCRIPTION

The property comprises a semi-detached warehouse/light industrial unit with a two storey office/service block incorporated to the front. The two storey office/service block provides bright modern accommodation with suspended ceilings, lighting and carpet flooring.

The property is constructed on a steel portal frame with concrete block walls to the full height to the rear and sides, pitched metal deck roof incorporating roof lights and concrete ground and first floors.

Loading access is provided by means of an automatic sectional loading door to the front. The warehouse has an eaves height of approximately 7.4 metres and there are extensive parking, loading and circulation areas to the front.

TENANCY

Let to MK Illuminations Ire Ltd on a 4 yr 9 month lease from December 2013 at €26,400 p.a excl. Significant potential for rental increase. Vacant possession available in September 2018.

ACCOMMODATION

Floor	Description	Sqm	Sqft
Ground	Office/service block incorporating reception/service desk, canteen and ladies and gents toilets	60	646
	Warehouse	493	5,308
First	Two offices	60	646
Approx. Total		613	6,600

SERVICES

All main services are connected including three phase electricity.

GUIDE SALE PRICE

€460,000 plus VAT (if applicable).

BER INFORMATION

BER C2.

BER No.800214850.

EPI: 259.31 kWh/m²/yr.

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole selling agent Lisney.

For further information please contact:

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