

WAREHOUSE / LIGHT INDUSTRIAL UNIT 17 SOUTH RING WEST BUSINESS PARK, TRAMORE ROAD, CORK

BER C2



021-427 5079

- Approx. 597.6 sqm (6,433 sqft)
- Detached warehouse/light industrial unit with two storey office/service block incorporated
- Eaves height approx. 4.5m
- Loading access is provided by means of an automatic sectional up and over loading door to the front.
- Established commercial area with convenient access to the South Link Road Network, Kinsale Road Roundabout, Cork City and Dublin M8 via Jack Lynch Tunnel



LOCATION

The property is situated in South Ring West Business Park approximately 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 just 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 detached mainly single storey warehouse / light industrial unit with a two storey office/service block incorporated to the southern side elevation.

The building is constructed on a concrete portal frame with concrete block walls with insulated metal cladding over, part red brick finish externally with metal cladding over, pitched insulated metal deck roof incorporating roof lights and concrete ground and first floor.

The internal headroom to eaves is approximately 4.5m and loading access is provided by means of an automatic sectional up and over loading door which leads to car parking and circulation area to the front of the building.

ACCOMMODATION

Floor	Use	SqM	SqFt
Ground	Office/Service Block	68.8	741
	Warehouse	460	4,951
First	Office/Service Block	68.8	741
Approx. Total		597.6	6,433

BER INFORMATION

Rating: C3

BER No. 800438210

EPI: 991.99 kWh/m²/yr

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

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