

WAREHOUSE / COMMERCIAL UNIT
UNIT G1, SOUTH LINK PARK, BALLYCURREEN, CORK

BER C3



021-427 5079

- Approx. 428.1 sqm (4,608 sqft)
- Modern semi-detached warehouse/ commercial unit incorporating a two storey office/service block to the front
- Car parking and circulation area to front and side with loading door to the side
- Eaves height approx. 5.7m
- Ideally located in Ballycurreen, just off Airport Road with convenient access to the Kinsale Road



LOCATION

The property is situated in South Link Park, approximately 4km south of Cork city centre, just north of the Ballycurreen Road and east of the Kinsale Road N27. This is an established commercial location and neighbouring occupiers include Ferrero, Musgraves Cash & Carry, Red Abbey Motors, Aspect Interior Systems, Wood Group and Altomi Group.

DESCRIPTION

The property comprises a modern semi-detached warehouse/commercial unit with a two storey office/service block incorporated to the front.

The two storey office block is fitted to a modern standard with suspended ceilings incorporating lighting, concrete block and stud partitioning walls which are plastered and painted, carpet floors and solid timber internal doors.

The ground floor offices block is laid out with reception area, 4 no. offices, comms room, canteen, board room and ladies and gents w/c's. The first floor is laid out with 7 no. offices and w/c. There is extensive natural light provided with windows over two levels on two elevations.

The property is constructed on a steel frame with concrete forticrete block walls, part cladding over the side and rear, pitched insulated metal deck roof incorporating roof lights and concrete ground and first floor.

The internal headroom to eaves is approx. 5.7 metres and loading access is provided by means of an automatic roller shutter loading door to the side.

SERVICES

All main services are connected including three phase electricity and mains gas. There is a gas fired central heating system in the offices and there are intruder and fire alarms.

ACCOMMODATION

Floor	Description	Sqm	Sqft
Ground	Warehouse & Office	322.5	3,471
First	Office	105.6	1,137
	Approx. Total	428.1	4,608
Mez / Attic	Storage	92.2	992

RENT

€35,000 per annum exclusive.

BER DETAILS

Rating: C3

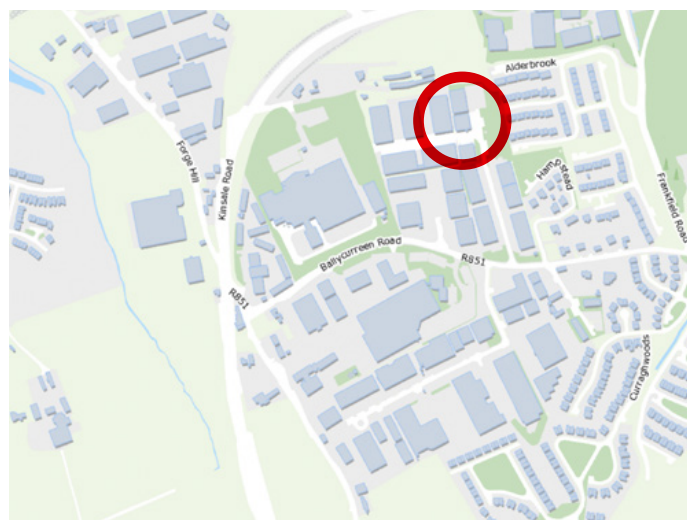
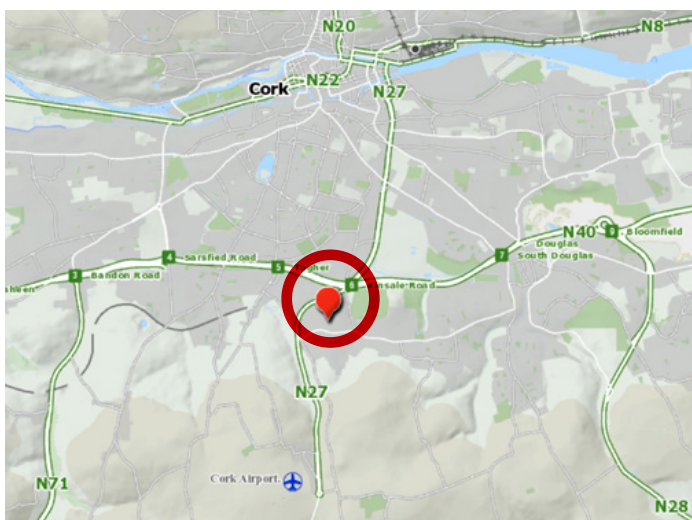
BER No. 800151847

EPI: 396.02 kWh/m²/yr

FURTHER INFORMATION / VIEWING

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