

INDUSTRIAL / COMMERCIAL UNIT & SECURE YARD

CARRIGTWOHILL INDUSTRIAL ESTATE, CORK

**021-427 5079**

- Approx. 312.7 sqm (3,365 sqft)
- Secure concrete hardstanding area on a site of approx 0.24 ha (0.6 acres)
- Suitable for a variety of uses
- Neighbouring occupiers include Green Veldt, Power Aggregates, Height for Hire, East Cork Car Auctions, HCP Truck & Trailer Parts, Modern Tyres, East Cork Crane Hire and McGuckian Oils
- Located in an established business park with easy access from the Cork/Waterford N25 and is convenient to the Dublin M8, Jack Lynch Tunnel and all main routes



LOCATION

The property is situated in Carrigtwohill Industrial Estate accessed from the south side of Carrigtwohill's Main Street approx. 900m east of Junction 3, one of the main exits to Carrigtwohill from the N25 Cork/ Waterford dual carriageway which also serves Cobh to the south and Fota Industrial Estate to the west.

Carrigtwohill is situated approximately 16km east of Cork city and 5km west of Midleton on the main N25 Cork to Waterford Road. There is convenient access to the Dublin M8 Road and the South Ring Road via the Jack Lynch Tunnel providing access to Cork Airport and Cork's southern and western suburbs. Carrigtwohill has a train station on the Cork/Midleton commuter railway line with numerous services daily.

DESCRIPTION

The property comprises a detached industrial/workshop unit incorporating a single level office/ service block to the front with an overhead mezzanine storage area. The property is situated on a regular shaped level concrete hardstanding site that extends to approx 0.24 ha (0.6 acres).

The building is constructed on a steel portal frame with concrete block and metal clad walls under a pitched roof. The workshop area has sealed concrete floors, part plastered and part fairfaced painted concrete block walls, tube lighting and eaves height of approx. 4.4m and a ridge height of approx. 5.3m. Loading access is provided by means of an electronic roller shutter door.

The property is fully enclosed by steel palisade fencing and an electric security sliding gate and there is outdoor surrounding lighting.

SERVICES

All main services are connected including three phase electricity and there is a diesel tank and pump on the property.

ACCOMMODATION

Floor	Description	Sqm	Sqft
Ground	Reception/service desk, 3 no. offices, canteen, w/c, shower and workshop area.	230.9	2,485
First / Mezz	Storage area.	81.8	880
Total floor area		312.7	3,365

RENT

€35,000 per annum exclusive plus VAT (if applicable)

BER INFORMATION

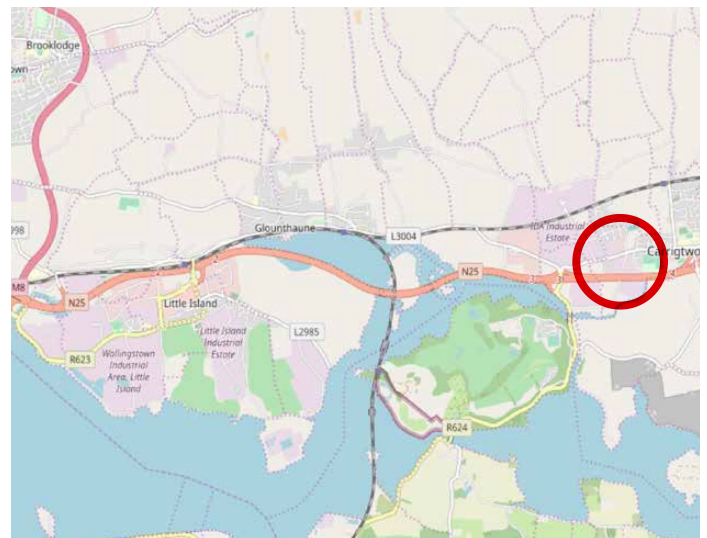
BER: E1
 BER No.: 800674889
 EPI: 473.88 kWh/m2/yr

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

Mark Kennedy 021-427 5079 mkennedy@lisney.com
 Edward Hanafin 021-427 5079 ehanafin@lisney.com



CORK

1 South Mall,
 Cork,
 T12 CCN3
 Tel: +353 21 427 5079
 Email: cork@lisney.com

DUBLIN

St. Stephen's Green House,
 Earlsfort Terrace,
 Dublin 2, D02 PH42
 Tel: +353 1 638 2700
 Email: dublin@lisney.com

BELFAST

Montgomery House,
 29-33 Montgomery Street,
 Belfast, BT1 4NX
 Tel: +44 2890 501 501
 Email: belfast@lisney.com

LONDON

91 Wimpole Street
 London
 W1G 0EF, UK
 Tel: +44 (0)203 871 2514
 Email: london@lisney.com

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