

Lisney

FOR SALE/TO LET

INDUSTRIAL AND OFFICE BUILDING

RAFFEEN HOUSE, RINGASKIDDY, CORK

BER B2



021-427 5079

- Building approx. 1,596 sqm (17,179 sqft)
- Site approx. 1.01 hectares (2.5 acres)
- Two storey office block with adjoining warehouse and production area
- Large site with good external parking, loading and hardstanding areas
- Ideally located on the N28 Ringaskiddy Road, approx. 1.5 km east of Shannon Park Roundabout and approx. 13 km south of Cork city
- Suitable for a variety of uses including offices, production, light industrial, warehouse, etc.





LOCATION

The property is situated approx. 13 km south of Cork city centre on the northern side of the N28 Ringaskiddy Road at its junction with the R610 road to Monkstown. Access to the property is from the R610 road. Portgate Business Park adjoins the property to the east where occupiers include Zenith Technologies and Chris Mee Safety Engineering. The property is approx. 1.5 km east of the Shannon Park Roundabout and is 3 km from Ringaskiddy Village. It is ideally located with convenient access to Ringaskiddy, Carrigaline, Douglas, South Ring Road network and Cork city.

THE PROPERTY

The property comprises a semi-detached industrial and office building on a site of approx. 1.01 hectares (2.5 acres). The building is in three main sections to include a warehouse, production area and two storey office/service block. The main warehouse and production area is constructed on a steel portal frame with concrete block and metal clad walls and pitched, insulated metal deck roof incorporating roof lights. The eaves height in the warehouse is approx. 7m and there is a 4.5m wide loading door to the front. The two storey office block is laid out with a series of open plan offices, private offices, meeting and training rooms, canteen, lab, stores and toilets. The offices are mainly finished internally with carpet floor coverings, plastered and painted walls and suspended acoustic tile ceilings incorporating lighting and some air conditioning units. The site is laid out with extensive parking, loading and hardstanding areas on three sides of the building. There is room on site for expansion subject to planning permission.

ACCOMMODATION

FLOOR	DESCRIPTION	SQ.M	SQ.FT
GROUND	OFFICES	310	3,337
	PRODUCTION	257	2,766
	WAREHOUSE	452	4,865
FIRST	OFFICES, TRAINING AND MEETING ROOMS, LAB, STORES AND TOILETS	577	6,211
TOTAL		1,596	17,179

SERVICES

Mains water, electricity and telephone services are connected including three phase electricity. There is fibre broadband. Sewerage is to a treatment plant.



TITLE

Held on a freehold title including CKI0280IF and part of CK70028F.

GUIDE SALE PRICE/RENT

€1,400,000 / €115,000 per annum

BER INFO

BER: B2

BER NO: 800257826

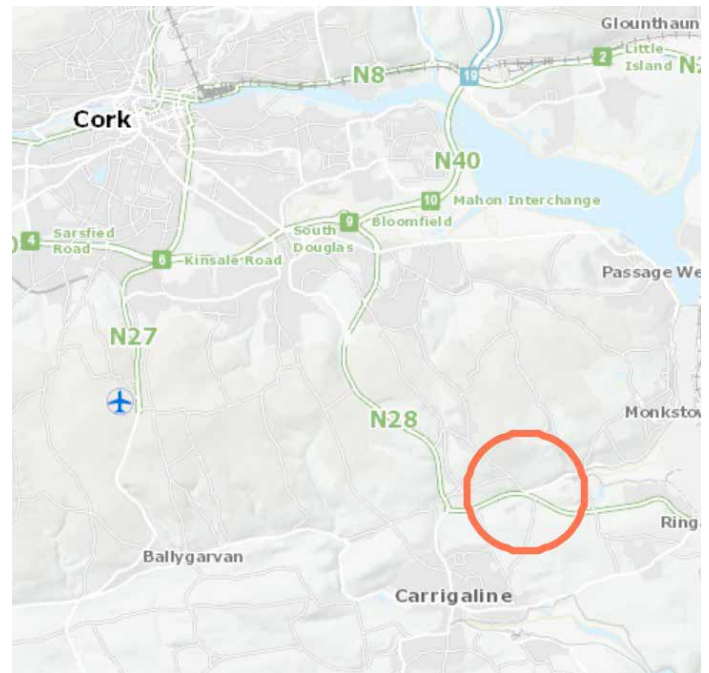
EPI: 184.92KWh/m2/yr

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole agents Lisney.

For further information please contact:

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