

WAREHOUSE/LIGHT INDUSTRIAL UNIT

UNIT HI SOUTH LINK PARK, BALLYCURREEN, CORK, T12 CK77

BER E1



021-427 5079

- Approx. 373 sq m (4,021 sq ft) plus mezzanine storage area of 171 sq m (1,843 sq ft).
- End of terrace warehouse/light industrial unit finished to a high specification with a two storey office/service block to the front.
- Large parking and loading area.
- Strategically located in Ballycurreen just off the Kinsale Road N27 with convenient access to the Kinsale Road Roundabout, South Ring Road and all main routes.
- Suitable for a variety of uses including warehouse, distribution, wholesale, light industrial, etc.



LOCATION

The property is situated in South Link Park, on the northern side of the Ballycureen Road approx. 0.7km east of the Kinsale Road (N27). This is an established industrial and commercial location approx. 4km south of Cork city centre and approx. 1.5km south of the Kinsale Road Roundabout. There is convenient access to Cork city centre and to the South Ring Road network which connects with the Dublin M8 and Waterford N25 Roads via the Jack Lynch Tunnel to the east and to the main West Cork and Kerry routes to the west.

DESCRIPTION

The property comprises an end of terrace warehouse/light industrial unit with a two storey office/service block to the front and part mezzanine floor storage. It is constructed with concrete block and metal clad walls, with forticrete to the front, high pitched metal deck roof incorporating roof lights, concrete ground floor and timber first and mezzanine floors. The eaves height in the warehouse is approx. 6.2m with headroom of approx. 3.9m underneath the mezzanine floor. There is an automatic steel roller shutter loading door to the front. The office block is laid out with an open plan office, private office and ladies and gents toilets on the ground floor and there are two offices and a canteen on the first floor. There is a large external parking, loading and circulation area to the front.

ACCOMMODATION

Floor	Description	Sqm	Sqft
Ground	Office/service block	59.09	636
	Warehouse	255.41	2,749
First	Office/service block	59.09	636
	Approx. Total	373.59	4,021
Mezzanine	Storage area	171.26	1,843

SERVICES

All main services are connected including three phase electricity. There is electric heating in the offices.

GUIDE SALE PRICE

€375,000 plus vat if applicable.

BER INFORMATION

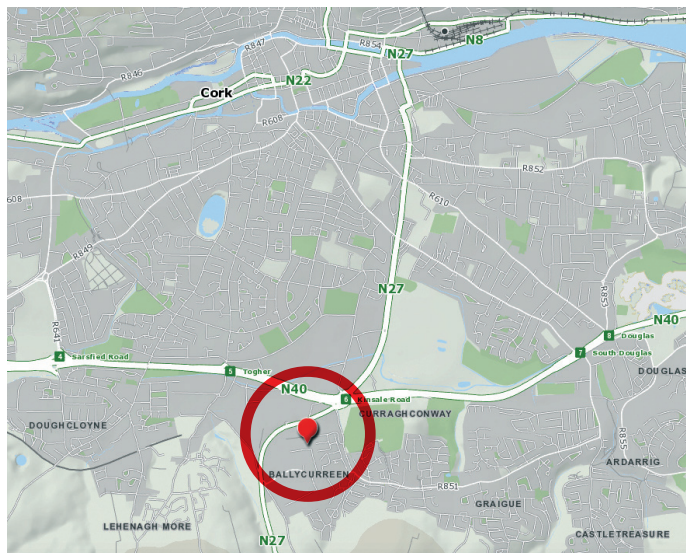
BER: E1
 BER No.: 800751661
 E.P.I.: 66.73 kWh/m²/yr

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

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