

TRANSPORT AND VEHICLE SERVICING DEPOT

**UNIT 3 /4 WATERFRONT BUSINESS PARK,
LITTLE ISLAND, CORK T45 D883**



021-427 5079

- Building approx. 816 sq m (8,784 sq ft)
- Enclosed compound/ parking area approx. 0.15 hectares (0.37 acres)
- Mid terraced warehouse/light industrial unit with service pit, spray booth and two storey office/ service block incorporated
- Steinbruckner bus/truck wash
- Convenient location in Little Island with easy access to the Waterford N25, Dublin M8 and to the South Ring Road via the Jack Lynch Tunnel.





LOCATION

The property is situated in Waterfront Business Park, Little Island, approx. 2.8km south east of the Dunkettle Interchange and approx. 8km east of Cork city centre over a well developed road infrastructure. There is easy access to the main Waterford N25, Dublin M8 and via the Jack Lynch Tunnel to the South Ring Road which provides access to the airport, Cork's southern and western suburbs and to the main West Cork and Kerry routes.

Nearby occupiers include Protech Performance Plastics, Seabridge, J & S Automotive and CEVA Logistics.

DESCRIPTION

The property comprises a mid terrace warehouse/light industrial unit with a two storey office/service block incorporated together with a secure enclosed compound/parking area of approx. 0.15 hectares (0.37 acres).

The building is constructed on a steel portal frame with concrete block and metal clad walls, pitched metal deck roof incorporating roof lights and concrete floors. The internal eaves height is approx. 6m and there are three up and over loading doors to the front, each measuring approx. 4.49m high and 3.62m wide. The premises is laid out as a ready to operate transport and vehicle servicing depot. It is currently used for servicing buses and there is a spray booth of approx. 73 sq m (786 sq ft) and a sunken servicing pit running from front to back. The two storey office/service block is laid out with a reception office, private office, canteen, toilets and store on the ground floor with an additional three offices, toilet and store at first floor level.

The main external compound has a concrete surface and it provides secure vehicle parking enclosed with concrete walls with high steel fencing over and automatic sliding steel entrance gates. There is a large underground attenuation tank and two fuel interceptors. There is also an over ground diesel tank and fuel pumps, Steinbruckner bus/truck wash and automatic vehicle scissor lift.

There is also parking to the front of the building and there is a further enclosed compound to the rear.

ACCOMMODATION

Floor	Description	Sq m	Sq Ft
Ground	Main workshop	489.21	5,266
Ground	Office/service block	163.37	1,759
First	Office/service block	163.37	1,759
	Approx. Total	815.75	8,784



GUIDE SALE PRICE

€1,400,000 plus vat if applicable

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole selling agent Lisney.

For further information please contact:

Edward Hanafin

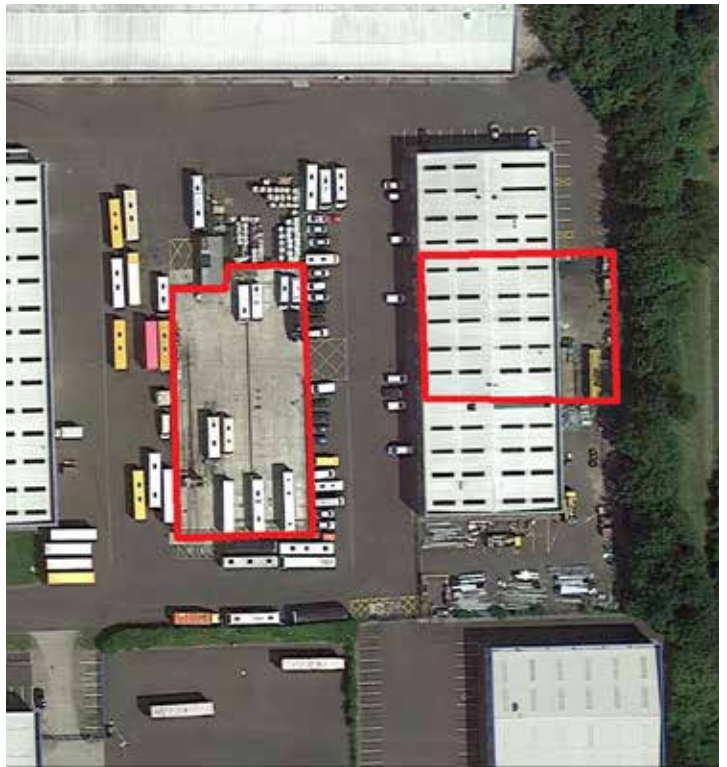
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