

INDUSTRIAL INVESTMENT (TENANT NOT AFFECTED)

UNIT 2 SOUTH RING WEST BUSINESS PARK,  
TRAMORE ROAD, CORK T12 X439



021-427 5079

- Approx 613 SqM (6,600 SqFt)
- Current rental income €48,000pa
- 10 year lease from 15th September 2020
- Semi detached warehouse/ light industrial unit with a two storey office/ service block to the front
- Ideally located off Tramore Road, to the west of the Kinsale Road Roundabout with convenient access to the city centre, South Ring Road and all main routes



**LOCATION**

The property is situated in South Ring West Business Park approx. 2km south of Cork city centre in an established commercial area overlooking the South Ring Road, just west of the Kinsale Road Roundabout. There is convenient access to the South Ring Road which provides easy access to the M8 and N25 via the Jack Lynch Tunnel and to the main West Cork and Kerry routes. Access to the property is from Tramore Road and neighbouring occupiers include KWE, Hevac, Roofmart, Component Distributors, Amari and CB Tool Hire.

**DESCRIPTION**

The property comprises a semi detached warehouse/ light industrial unit with a two storey office block incorporated to the front. It is constructed on a steel portal frame with concrete block and metal clad walls and pitched metal deck roof incorporating roof lights. Loading access to the warehouse is provided by means of an automatic loading door and there is extensive parking, loading and circulation areas to the front.

**TENANCY**

Let to Top Part Holdings Ltd on a 10 year lease from 15th September 2020 at a rent of €48,000pa plus vat with a rent review to market rent at the end of year 5 and no tenant break option.

**ACCOMMODATION**

We understand the unit comprises an approximate net internal floor area.

Floor	Description	Sqm	Sqft
Ground Floor	Office, canteen, ladies & gents toilets	60	646
Ground Floor	Warehouse	493	5,308
First Floor	Two offices	60	646
<b>Approx Total</b>		<b>613</b>	<b>6,600</b>

**GUIDE SALE PRICE** €550,000 plus vat

**BER INFORMATION**

BER C2  
 BER No. 800214850  
 EPI :259.31 kWh/m2/yr

**FURTHER INFORMATION / VIEWING**

Strictly by appointment with the sole letting agent Lisney.  
 For further information please contact:  
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