

INDUSTRIAL INVESTMENT (TENANT NOT AFFECTED)

UNIT 4/5 SOUTH RING WEST BUSINESS PARK,  
TRAMORE ROAD, CORK, T12 FW08

BER C1



**021-427 5079**

- Approx 1,203 SqM (12,950 SqFt)
- Current rental income €77,000pa
- 5 year lease from 1st August 2017
- 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 Top Part, 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 two automatic up and over loading doors and the internal eaves height is approx 6.5m. There is extensive parking, loading and circulation areas to the front.



021-427 5079



### TENANCY

Let to Kintetsu World Express (Ireland) Ltd on a 5 year lease from 1st August 2017 at a rent of €77,000pa plus vat.

Kintetsu World Express (Ireland) Ltd was incorporated in 1993 and its head office is in Horizon Logistics Park, Dublin. It is part of the global cargo handling, freight forwarding and logistics company Kinetsu World Express Inc headquartered in Japan. The tenant has been in occupation of the subject property for over 10 years and is not affected by the sale.

### GUIDE SALE PRICE

€900,000 plus vat.

### SOLICITOR

Crona Hughes JRAP O'Meara, 89/90 South Mall, Cork

### BER INFORMATION

BER CI

BER No. 800594I45

EPI :231.18 kWh/m2/yr

### FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

Edward Hanafin

021-427 5079

087 2218719

ehanafin@lisney.com

Amanda Isherwood

021-427 5079

086 8894825 aisherwood@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

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.

