

SUBSTANTIAL WAREHOUSE/COMMERCIAL PREMISES

DOUGHCLOYNE INDUSTRIAL ESTATE,  
SARFIELD ROAD, WILTON, CORK T12 KX38



021-427 5079

- Approx. 1,476 sqm (15,885 sqft).
- Strategic location adjacent to the South Ring road with easy access to the city centre, airport, main West Cork route and via the Jack Lynch Tunnel to the main Waterford and Dublin roads.
- Two storey office/service block incorporated, enclosed parking area to the front and side.
- Established commercial location. Suit a variety of uses including warehouse, distribution, wholesale, showroom, light industrial etc.



**LOCATION**

The property is situated approximately 3km south of Cork city centre on the western side of Sarsfield Road. Doughcloyne Industrial Estate is a modern cul-de-sac estate with mainly mixed warehouse, distribution and showroom uses. Neighbouring occupiers include South Coast Sales, M & P O’Sullivan and Studio 6 Interiors.

**DESCRIPTION**

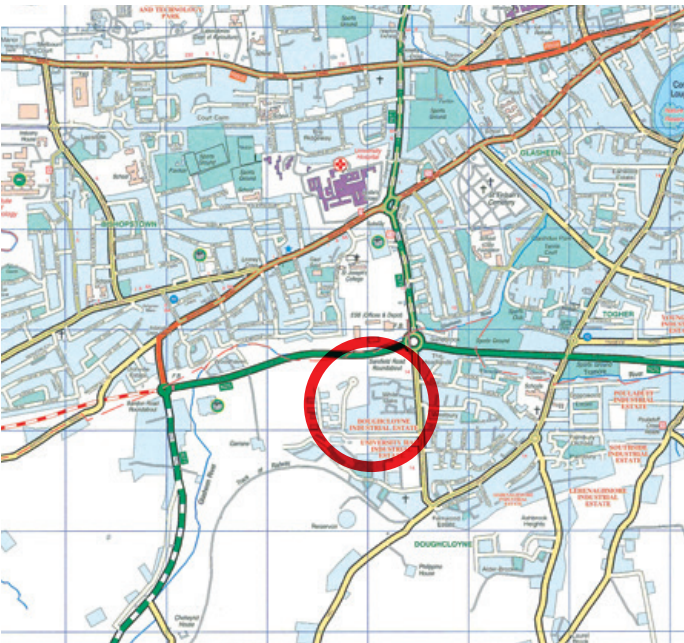
The property comprises a detached warehouse/industrial unit with two storey office/service block incorporated to the front. Loading access is provided by means of a large loading door to the front and the internal headroom is approximately 6.6m to eaves. The property is constructed on a steel portal frame with concrete block and metal clad walls, concrete floors and pitched metal deck roof incorporating roof lights. There is an enclosed parking and circulation area to the front and side.

**SERVICES**

All main services are available including three phase electricity and mains gas.

**LEASE TERM**

New lease available.



**ACCOMODATION**

	Floor	Sqm	Sqft
Warehouse		1,254.6	13,503
Office / Service Block	Ground	110.7	1,191
	First	110.7	1,191
<b>Approx. Total</b>		<b>1,476.0</b>	<b>15,885</b>

**RENT**

€95,000 per annum plus vat.

**BER INFORMATION I**

**BER D1**

Ber Cert No: 800827289

EPI: 219.7

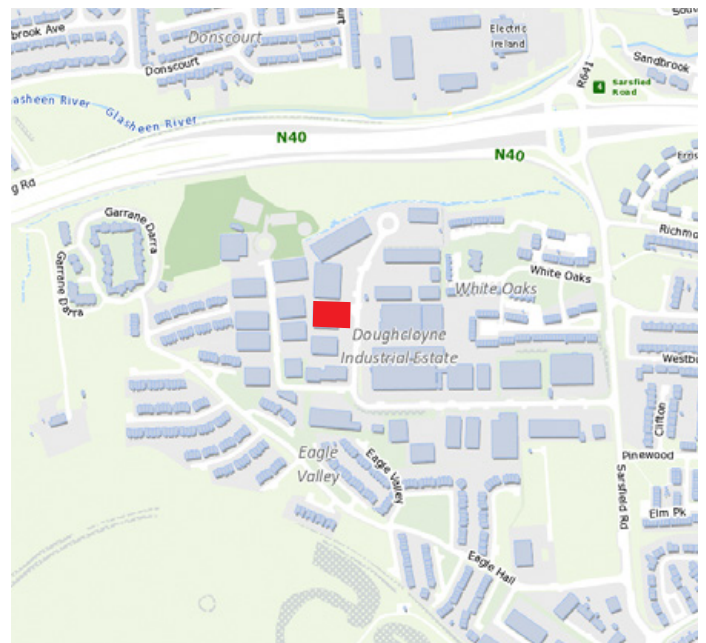
**FURTHER INFORMATION / VIEWING**

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

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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.

