

**UNIT 25D & 25E SOUTHSIDE INDUSTRIAL ESTATE,
POULADUFF, CORK. T12 R792**



021-427 5079

- Approx. 387sqm (4,165sqft).
- Superb showroom with ancillary office and storage areas.
- Ample car parking and circulation area to the front of the building.
- Excellent location adjacent to the Pouladuff interchange on the South Ring Road., 4km south of Cork city centre.
- Neighbouring occupiers include EZ Living Interiors, Dwyer's Electrical, Cork Builders Providers and Premier Auto Parts.



LOCATION

The property is situated in a high-profile location at the entrance to Southside Industrial Estate approx. 4km south of Cork City centre. Pouladuff is served by an excellent road infrastructure providing easy access to the South ring road network, city centre, airport, Waterford N25 & Dublin M8. Southside Industrial estate is established as one of Cork's premier commercial locations and occupiers within the business park include Sam Dennigan & Co., EZ Living Interiors, HK Vision, Premier Autoparts and ACE Designs.

DESCRIPTION

The property comprises a high-profile commercial premises laid out with a showroom and industrial unit with ancillary stores and offices. The showroom has extensive glazing to the front. Loading access is provided by means of an automatic roller shutter bay to the front. The eaves height is 4.5m in the industrial unit. There is a mezzanine incorporated which is laid out with offices and storage. (There is also an option of potentially letting secure a compound adjacent approx. 151 sq. m).

LEASE

New lease available

QUOTING RENT

€40,000 per annum exclusive of VAT

ACCOMMODATION

Unit No.	Description	Sqm	Sqft
25D	Industrial & Commercial	180	1,937
25E	Showroom & Offices	207	2,228
Total		387	4,165
	Mezzanine	152.35	1,640

SERVICES

All main services are connected.

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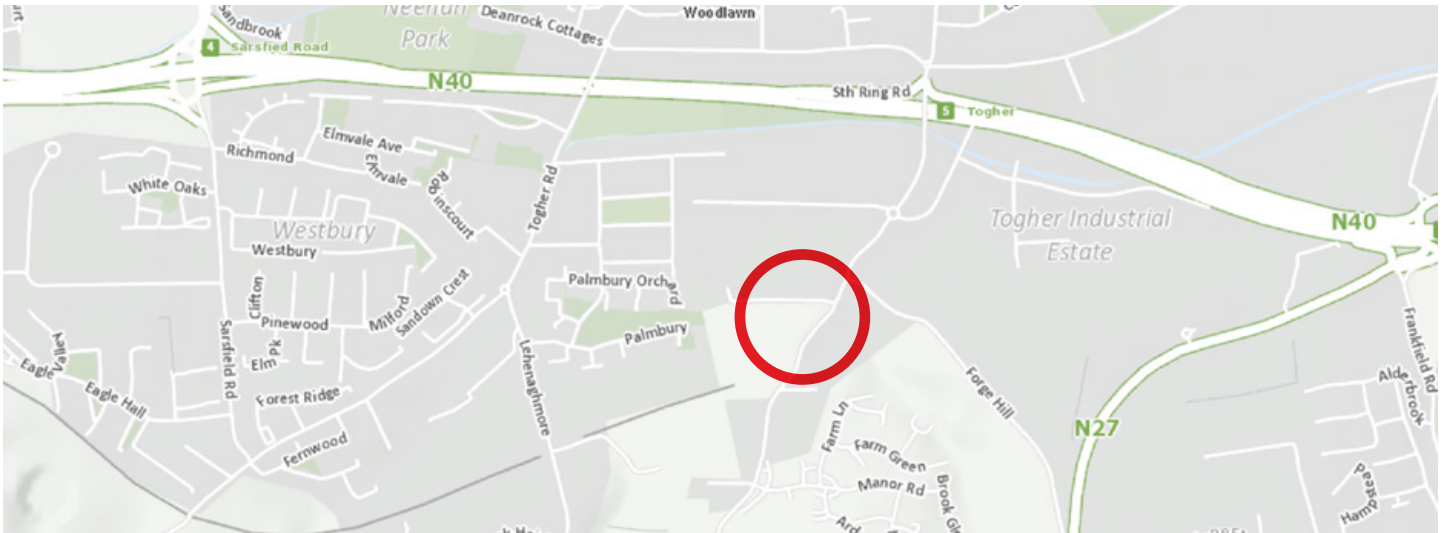
FURTHER INFORMATION/ VIEWING

Strictly by appointment with 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.

