

## 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
<b>Total</b>		<b>387</b>	<b>4,165</b>
	Mezzanine	152.35	1,640

## SERVICES

All main services are connected.

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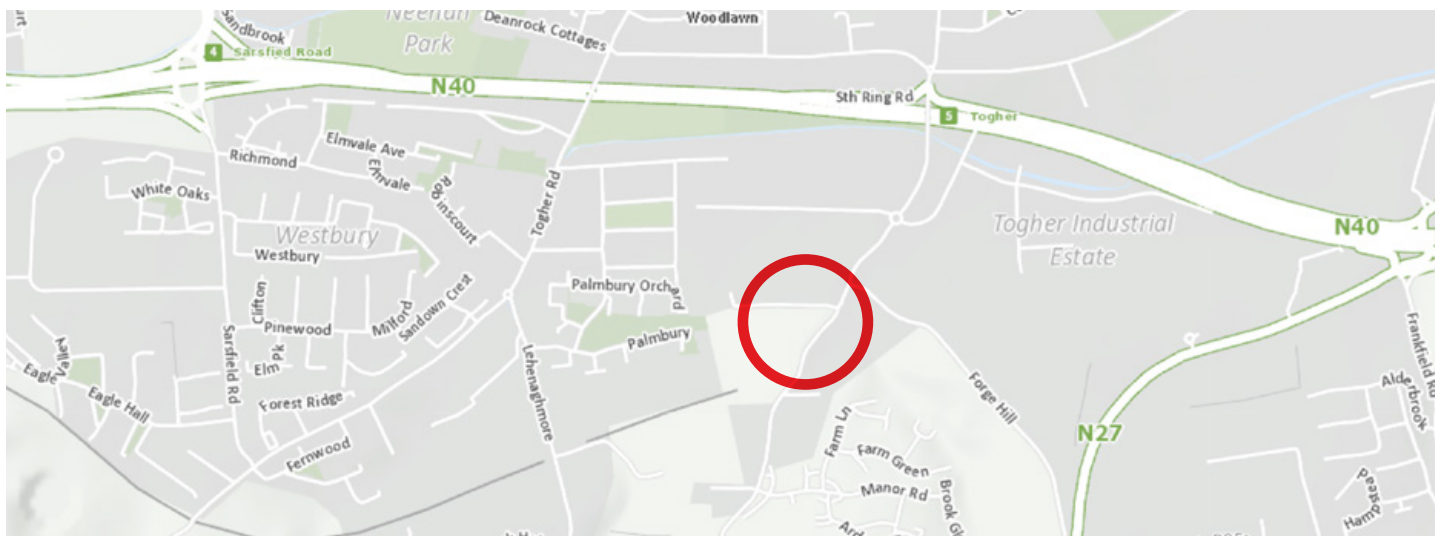
## FURTHER INFORMATION/ VIEWING

Strictly by appointment with sole letting agent Lisney.

For further information please contact:

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