

TO LET

**Unit 4 MFT Business Park,
Doughcloyne Industrial Estate, Sarsfield Road,
Wilton, Cork**

Lisney

COMMERCIAL REAL ESTATE



Lisney

COMMERCIAL REAL ESTATE



ABOUT THE PROPERTY

Approx. 474 sqm (5,103 sq ft) with a secure storage yard to the rear

Established commercial location. Suitable to a variety of uses including warehouse, distribution, light industrial etc

Strategic location adjacent to the South Ring Road with easy access to the city centre, Cork Airport, main West Cork route and via the Jack Lynch Tunnel to the main Waterford and Dublin roads.

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 Ocon Chemicals, Munster Forktruck Ltd, Euro Car Parts, South Coast Sales, M & P O'Sullivan and Pat Dennehy Signs.

DESCRIPTION

The property comprises a modern end of terrace warehouse with a floor area of approximately 5,103 sq ft (GEA) and a secure storage yard to the rear. The property has an internal eaves height of approx. 4.87m to the rear and 7m to the front. Loading access is provided by an automatic steel roller shutter door to the front. There is also an automatic steel roller shutter door to the rear of the building which provides access to the storage yard.

The property incorporates a two storey office/service block which extends to approx. 700 sq ft. The service/office block comprises offices, toilets and kitchenette.



The property comprises a modern end of terrace warehouse with a floor area of approximately 5,103 sqft.

ACCOMMODATION

Floor	Floor	Sqm	Sqft
Warehouse		474	5,103

RENT

€45,000 per annum exclusive

RATES

Approx. €6,440 per annum



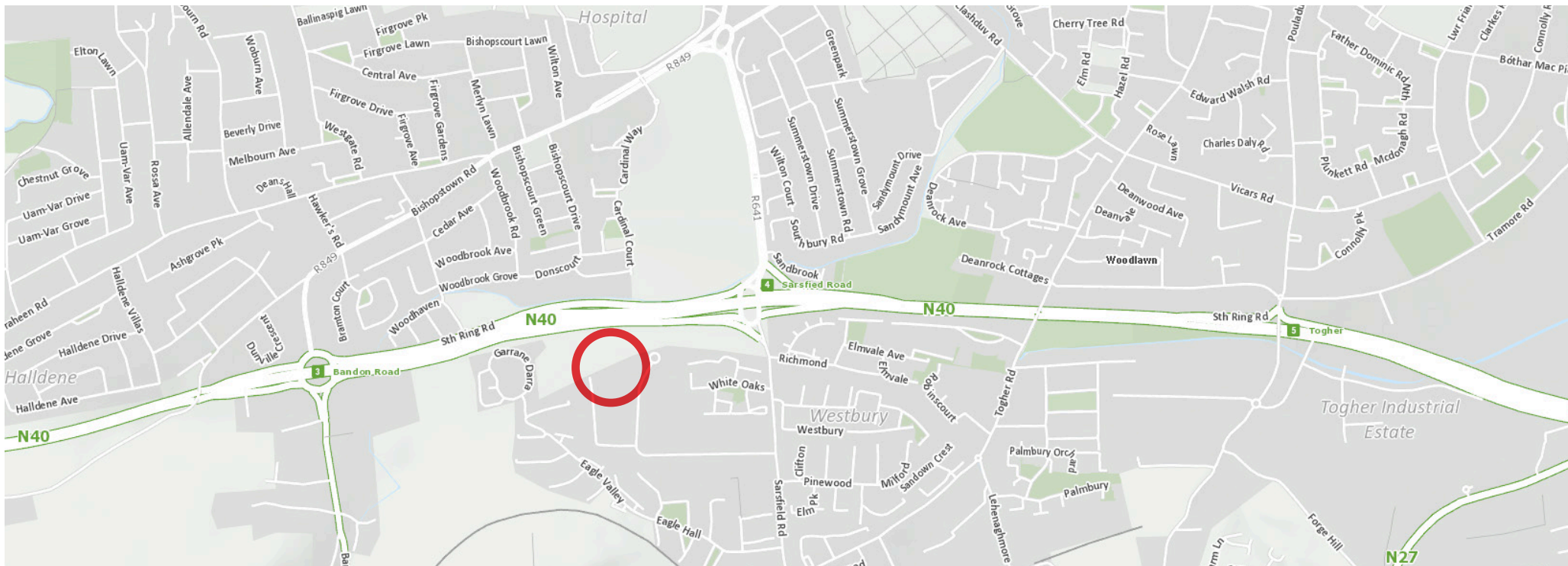


Strategic location adjacent to the South Ring
Road network

BER INFORMATION



LOCATION MAP



Lisney

COMMERCIAL REAL ESTATE

For further information:

Johnny McKenna 021 427 5079 jmckenna@lisney.com

Jeremy O'Mahony 021 427 5079 jomahony@lisney.com

Viewing Strictly by appointment with the sole letting agent Lisney.

Lisney Commercial Real Estate

1 South Mall, Cork, T12 CCN3

Tel: +353 (0) 21 427 5079

Email: cork@lisney.com

[lisney.com](https://www.lisney.com)



@LisneyIreland

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.

