

TO LET

**Unit 12 Southside Industrial Estate,
Pouladuff Road, Cork, T12 FR50**

Lisney

COMMERCIAL REAL ESTATE



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ABOUT THE PROPERTY

Ground floor approx. 560.14 SqM (6,029 SqFt) plus a mezzanine floor of approx. 483.59 SqM (5,205 SqFt)

End of terrace warehouse/ commercial unit with office block incorporated

Loading access to the front

Concrete mezzanine floor provides additional storage accommodation

Neighbouring occupiers include EZ Living Interiors, Mercury Security Distribution, Premier Autoparts, Sam Dennigan & Co., Nat Ross and Fridge Spares Wholesale Ltd

Southside Industrial Estate is an established commercial location, situated just south of the South Ring Road N40 with convenient access to the city centre, airport and all main routes

LOCATION

The property is situated approx. 3.5km south of Cork city centre in Southside Industrial Estate, just off the western side of Pouladuff Road, at its southern end, and close to its junction with Forge Hill. The property is situated just 0.6km south of the South Ring Road N40 which provides convenient access to the city centre, southern and western suburbs, main West Cork and Kerry arterial routes and via the Jack Lynch Tunnel to the Dublin M8 and Waterford N25 roads. The property is just 0.3km from Forge Hill which connects with the Kinsale Road N27.

DESCRIPTION

The property comprises an end of terrace warehouse / commercial unit with a ground floor office / showroom block incorporated to the front and concrete mezzanine floor over 86% of the floor area. The property is constructed on a steel portal frame with concrete block, brick and metal clad walls, pitched metal deck roof incorporating roof lights and concrete floors. Loading access is provided by a 5m wide sectional loading door to the front. The floor to ceiling height in the warehouse area on the ground floor is approx. 2.8m. The office block is well laid out and is finished internally with timber floor coverings, fairfaced and painted walls and plastered and painted ceilings. There is good parking to the front and side.



The property is just 0.3km from Forge Hill which connects with the Kinsale Road N27.

ACCOMMODATION

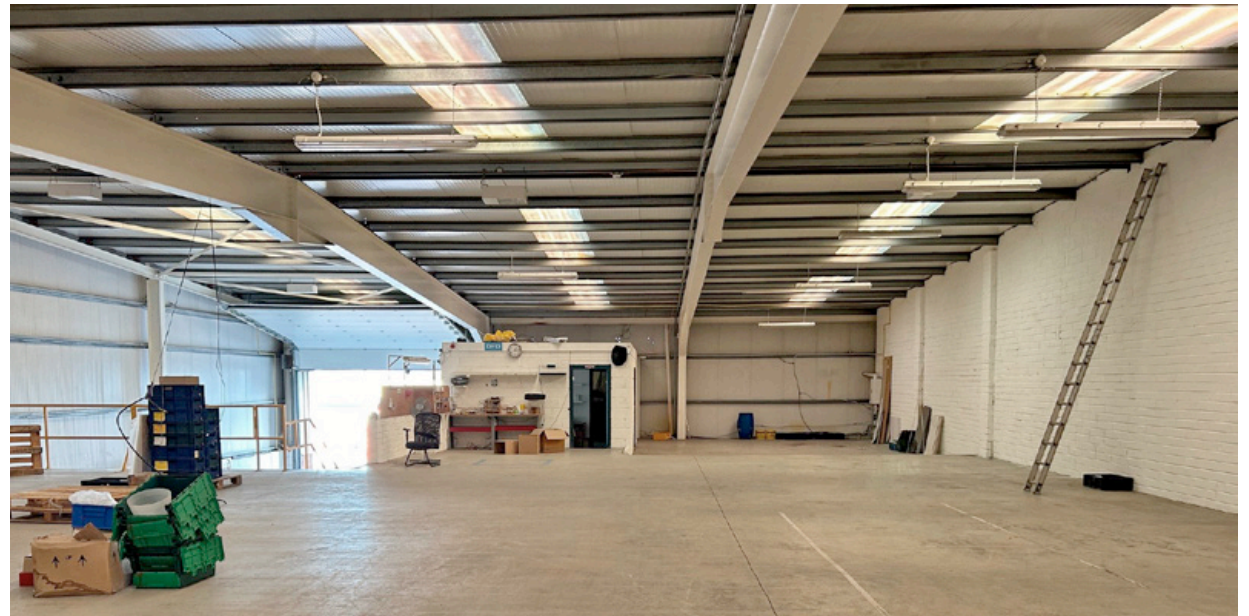
Floor	Description	Sqm (NIA)	Sqm (NIA)
Ground	Office block with public office/ showroom, open plan office, two private offices, canteen, ladies and gents toilets	195.60	2,105
	Warehouse	364.54	3,924
Mezzanine	Storage and two offices	483.59	5,205
Total		1,043.73	11,234

QUOTED RENT

€55,000 pa plus vat if applicable

LEASE TERM

New lease available, terms negotiable





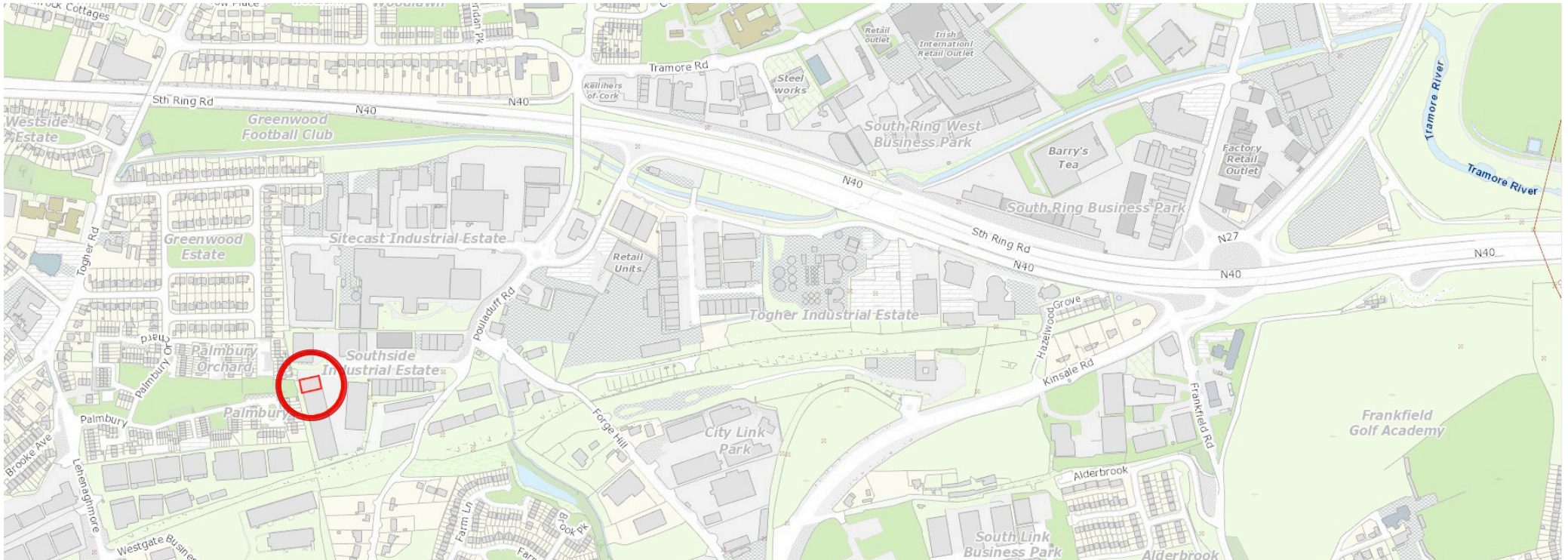
The property is situated approx. 3.5km south of Cork city centre in Southside Industrial Estate.

BER INFORMATION

BER C2

BER No. : 8009 65410
EPI: 191 kWh/m²/yr 1.26

LOCATION MAP



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For further information

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Viewing Strictly by appointment with the sole letting agent Lisney.

Lisney Commercial Real Estate

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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.

