



CHARTERED SURVEYORS
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Business Unit to Let

Unit 5, City Link Park, Forge Hill, Cork City



Site Highlights:

- Fully Fitted Business Unit With Office And Stores extending to 5,525 sq. ft.
- Excellent Location c. 2.5k from Cork's City Centre
- Designated car park facilities
- Flexible Lease term available
- Unit is connected to the Municipal Area Network

Contact

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The Location:

The property is situated on Forge Hill within the secure City Link Park, approximately 2.5 kms south of Cork City Centre and in close proximity to the South Ring Road network and Cork International Airport. The area is well established as a commercial location with neighboring occupiers including The Boot's Specialties, Horgan's Shipping, Southern Tapes & Packaging, Down2Earth and Dan Seaman Motors.

Description:

The property comprises and end of terrace business unit which provides offices and stores. The office have very good natural light for the most part and the stores have a high Roller shutter door. The office element is laid out in a mixture of private offices meeting rooms, open plan accommodation, canteen and staff facilities. The specification consist of a suspended ceiling, electric storage heaters, carpet tiles, etc. The warehouse element as a smooth floor and halogen spot lighting. The overall building is fitted with an intruder and fire alarm.

Accommodation:

Unit:	Sq. m:	Sq. ft.:
Ground Floor – offices & storage	228	3,100
First Floor – offices	216	2,425
Total	504	5,525



Parking:

Designated car parking to the front side of the property.

Viewing:

Strictly by appointment with letting agent.

Advised Letting Value:

To be confirmed



CONDITIONS TO BE NOTED

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact.

The vendor does not make or give, nor is Casey & Kingston or its staff authorised to make or give any representation or warranty in respect of this property.

All descriptions, dimensions, references to condition and other details are given in good faith are believed correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy himself/herself otherwise as to the correctness of each of them.

In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail