

**Sales Forecourt at Kinsale Road Business Park,
Kinsale Road, Cork. T12 VR64**

FOR IDENTIFICATION PURPOSES ONLY



021 427 77 17

> www.cohalandowning.ie

AVAILABLE FROM 1st JUNE 2024

- > The property comprises an enclosed level yard area of regular shape extending to approx. 0.23 acres (10,000 sq. ft) set out in tarmac for its previous use as a car sales forecourt, yet suitable to a multitude of alternative uses.
- > The compound benefits for a car wash drainage area and unprecedented volumes of passing traffic.
- > The boundary of the yard is clearly defined and easily identifiable by way of palisade and wire fencing which encloses the entire.
- > Motorway, Screwfix, Harvey Normans, Auto Motif, Delforno Tiles, Top Oil, Keohane Seafoods and Flame by Design.

Viewings Strictly By Appointment With Sole Letting Agents

TO LET

Location:

The property is extremely well located and situated at the entrance to the Kinsale Road Business Park, immediately to the north of the Kinsale Road Roundabout, fronting the Kinsale Road.

The South Ring Road Network is to the south of the property and Cork City Centre is to the north.

The property is located at the entrance to the Business Park and enjoys excellent profile to the Kinsale Road.

Adjoining occupiers include Motorway, Screwfix, Harvey Normans, Auto Motif and Keohane Seafood.

Kinsale Road Business Park is located approximately 2.5 kms from Cork city centre.

**Viewing:**

Strictly by prior appointment with Sole Agents;

Further Information Contact:

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Rent: €POA per annum plus VAT

Rates: €2,200 per annum (2023) approx.

Management Charges: €1,950 plus VAT (2024)



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