

GLANMIRE INDUSTRIAL ESTATE,
GLANMIRE, CORK T45 R863

BER G



021-427 5079

- Detached single storey office/laboratory building on a secure site of approx. 0.24 Ha (0.59 acres)
- Accommodation extends to approx. 516 Sqm (5,557 SqFt)
- Designated parking for approx. 27 cars
- Located in an established commercial park in Glanmire with convenient access to Cork city centre and Dublin Road M8
- Neighbouring occupiers include Evcore Gym, Centra, Grandons Toyota and Dave Moran Office Supplies





LOCATION

The property is situated in Glanmire Industrial Estate, an established commercial estate on the northern side of Glanmire, just off the R639 Road, and approx. 8km north east of Cork City. The property is located approx. 2km south of Junction 18 on the M8 Dublin Road and there is convenient access to the South Ring Road network via the Jack Lynch Tunnel providing access to Cork Airport and Cork's southern and western suburbs.

Neighbouring occupiers in the immediate vicinity include Elis, Pat O'Donnell & Co., Evcore Gym, Dave Moran Office Supplies and St John's Ambulance.

DESCRIPTION

The property comprises a detached single storey office/laboratory building on a site of approx. 0.24 hectares (0.59 acres). The building is in two main sections and internally it is sub-divided into a series of offices, laboratories and ancillary service accommodation. It is finished internally with a mix of carpet, vinyl and tile floor coverings, plastered and painted walls in the offices with mainly tiled walls in the laboratories and suspended acoustic tile ceilings incorporating lighting. There is air conditioning in the laboratories and in some of the offices. There are a series of outbuildings to the rear including stores and a boiler house.

The building is situated on the southern part of the site and the northern part of the site is laid out as a surface carpark with 18 carpark spaces and a bin storage area. The carpark is enclosed with steel palisade fencing and double entrance gates. There are an additional 9 car spaces to the front of the building.



ACCOMMODATION

Floor	Description	Sqm	Sqft
Ground	Reception area, 5 offices, chemical lab, environmental lab, microbiology lab, canteen, cold room, wash room, stores and ladies and gents toilets.	516.25	5,557
Total		516.25	5,557



GUIDE SALE PRICE

€550,000 plus VAT if applicable.

QUOTED RENT

€55,000 per annum exclusive.

BER DETAILS

Rating: G

BER No. 800804494

EPI No. 1701.18 kWh/m²/yr 3.38

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole selling agent Lisney.

For further information please contact:

Edward Hanafin

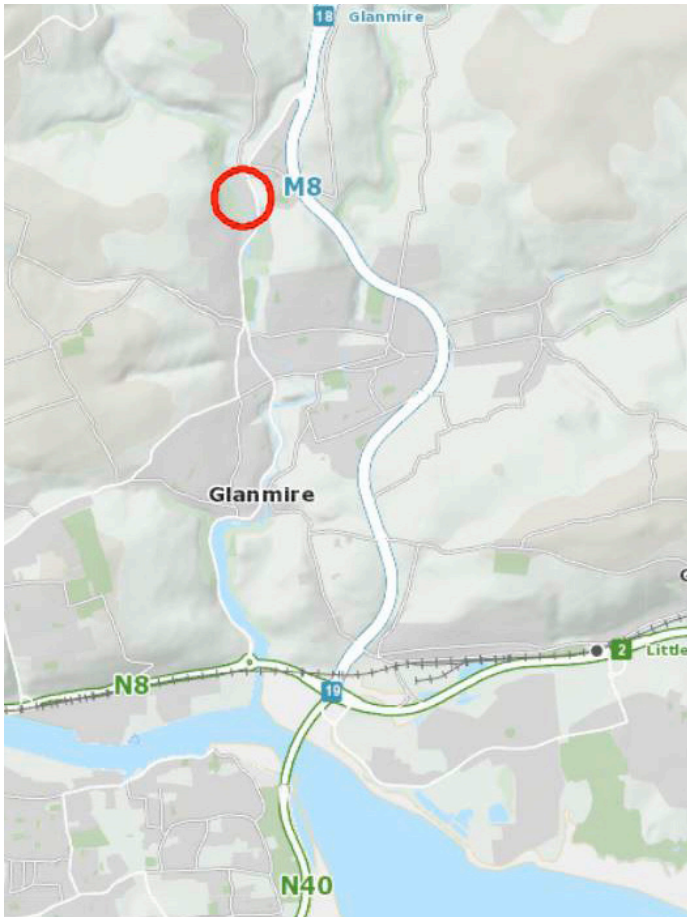
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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the 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.

