

INVESTMENT OPPORTUNITY

LIGHT INDUSTRIAL/ WAREHOUSE/ COMMERCIAL UNIT

TENANT NOT AFFECTED

UNIT 5, GLANMIRE INDUSTRIAL ESTATE, SALLYBROOK, GLANMIRE, CO CORK



021 427 77 17

www.cdacork.com

A substantial commercial/ warehouse unit with ancillary office accommodation extending to a footprint of some 5,500 sq. ft approx. with additional mezzanine levels on a private site of 0.45 acres/ 0.18 ha approx.

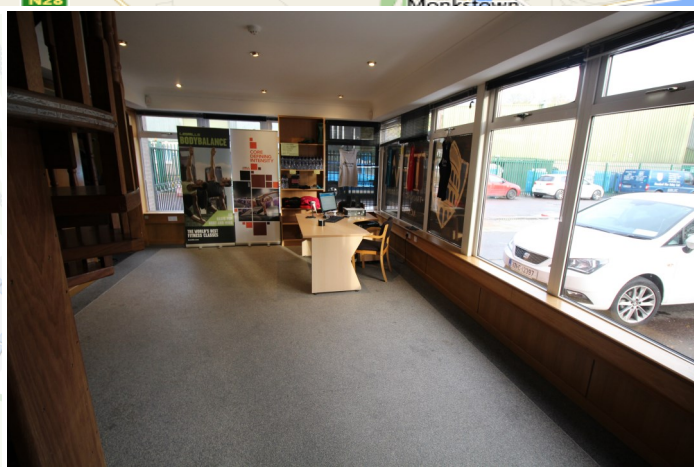
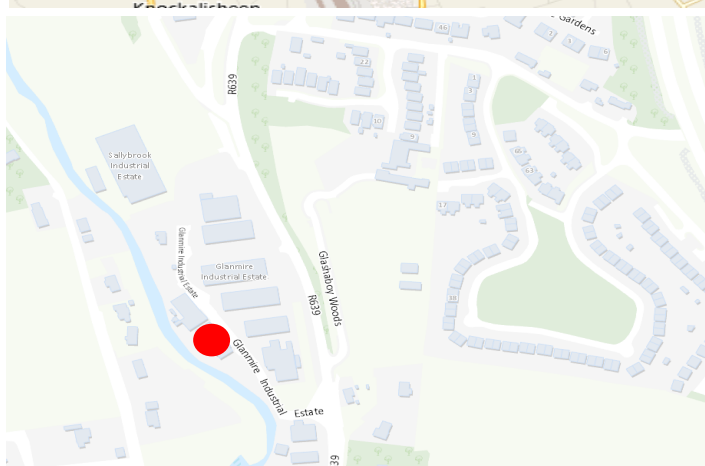
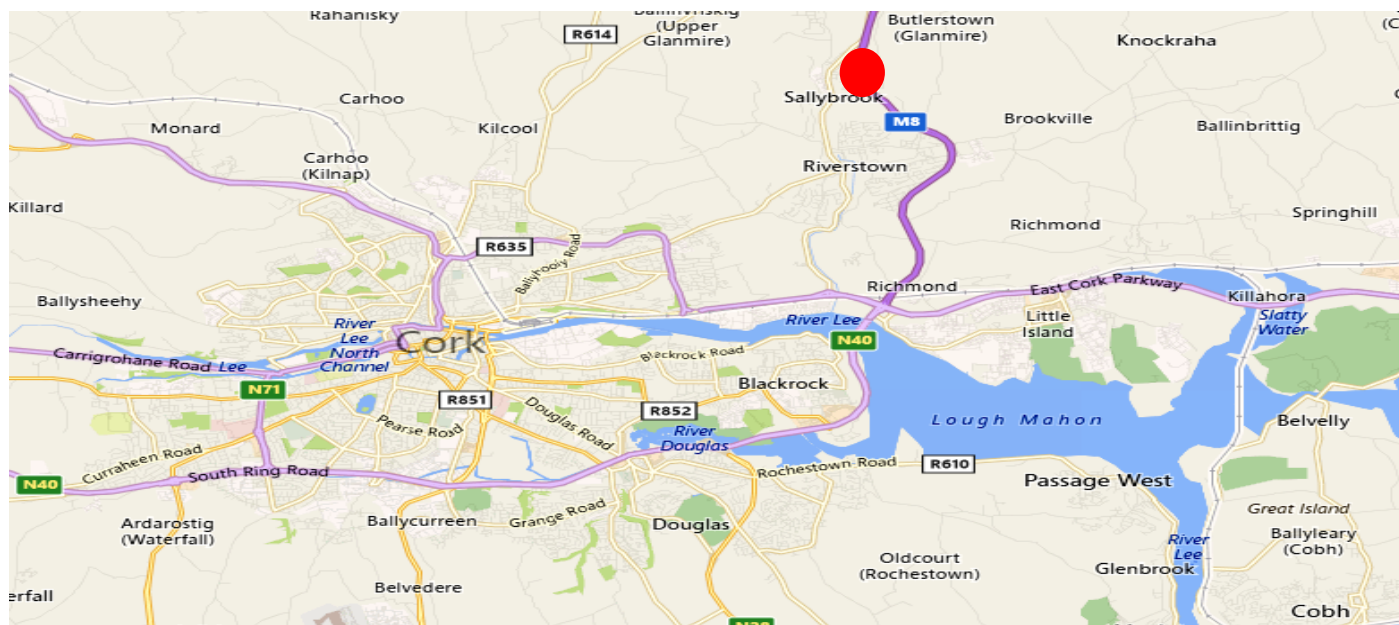
Currently in use as a Gym and occupied by Rive Fitness with a passing rent of €25,000 per annum exclusive under a 5 year lease from September 2016. **Tenant will remain unaffected by the sale.**

Situated in Glanmire Industrial Estate in Sallybrook off the R639 which links directly to the M8 Motorway. This is a well established and popular commercial location which benefits from excellent road network access.

Adjoining occupiers in the area include, Grandons Garage, Spring Grove Services, Eurofins Food Testing, and Oliver Lynch Ltd.

Viewings Strictly By Appointment With Sole Agency

FOR SALE



Description: A Commercial/ Warehouse Unit with 2 storey office block to the front. The building extends to a footprint of some 5,500 sq.ft (511 sq. m) approx. with a minimum eaves height of approx. 17ft (5.2m). Car parking available on site with an abundance of circulation space in the secure yard.

Internally the unit is fitted to support its function as a Gym to include reception, office/ consultation rooms, training areas, changing rooms, showers, and private classrooms. The unit is also fitted with a part mezzanine floor.

Tenancy: Currently occupied by Rive Fitness with a passing rent of €25,000 per annum exclusive under a 5 year lease from September 2016 and a rent review in December 2019. Tenant has an option to renew for a further 5 years at the expiration of the term. **Tenant will remain unaffected by the sale.**

Accommodation:

Description	Sq Ft Approx.	Sq M Approx.
Ground Floor	5,500	511
Front & Rear Mezzanine	2,010	187
Total Floor Area	7,510	698

Rates: Approx. €8,500 per annum (2017).

Viewing: Strictly by prior appointment with Sole Agents;

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Or

Steven Denehan **E-mail:** sdenehan@cdacork.com

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