

# WAREHOUSE UNIT TO LET

Units No 13/14, Site Cast  
Industrial Estate, Little Island,  
Cork



- High Quality warehouse unit extending to c. 11,540 sq. ft. (c. 8,000 sq. ft. ground area) on a site of 0.5 acres with ample car parking.
- Located in Site Cast Industrial Estate, the property is superbly located within Little Island being only 2.5 km from the Jack Lynch Tunnel / South Ring Road, M8 (Dublin Road) and N25 (Rosslare Euro Route).
- There is an enclosed yard area on site.

Advised Market Value (AMV): €40,000 per annum.

## To Let



Licence No: 001643



Floor		Sq.Ft	Sq.M
Ground	Warehouse	5,470	508
Ground	Office Area	2,330	216
Mezzanine	Storage	<u>3,745</u>	<u>348</u>
<b>Total:</b>		<b>11,540</b>	<b>1,072</b>

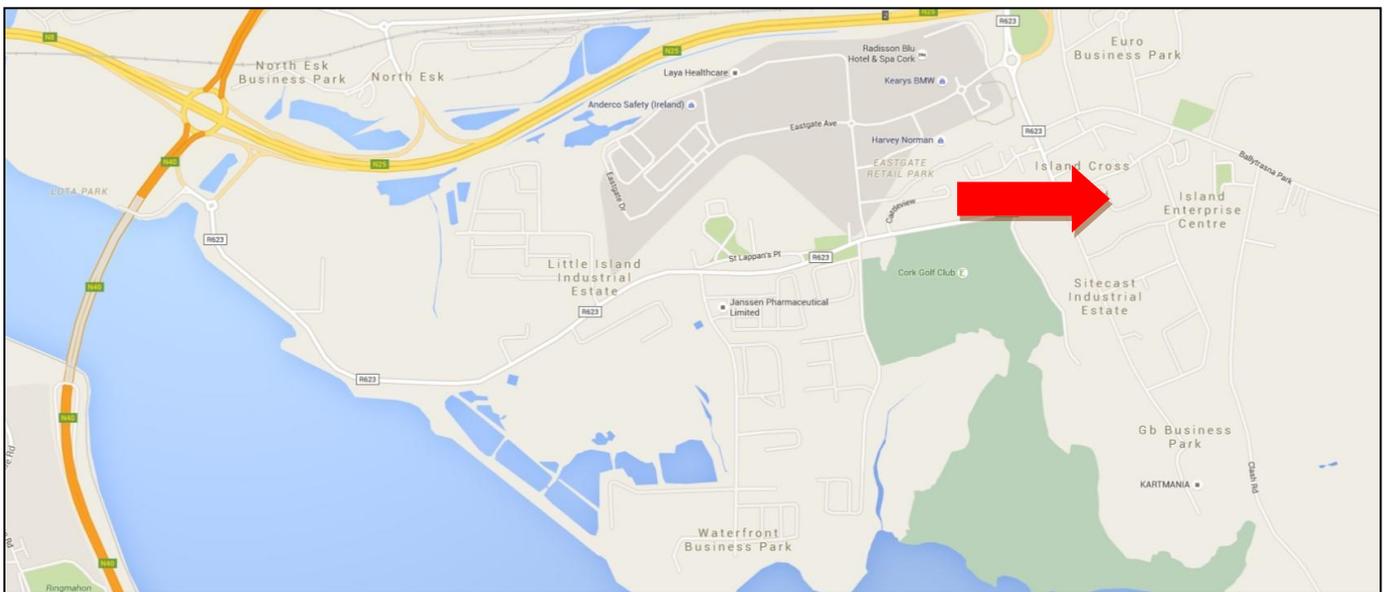
#### Description & Spec:

- 6m Eaves
- Good Quality Interior providing Open Plan Offices, Private Offices, Canteen, Ladies and Gents toilets
- 2 Artic Height Roller Shutter doors.
- Mezzanine Storage Space
- Fitted Intruder alarm
- Detached Unit
- 2m high Inner leaf block wall

BER: to be confirmed  
 BER Number:  
 kWh/m<sup>2</sup>/yr

Rates:  
 RV = 139

Insurance:  
 to be confirmed



### **INSPECTION STRICTLY ON APPLICATION TO THE AUCTIONEERS CASEY & KINGSTON, AUCTIONEERS, 43 GRAND PARADE, CORK**

#### CONDITIONS TO BE NOTED

1. 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.
2. 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.
3. 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

Company Registration No. 273066  
 Registered Office: Straboe Ltd, 43 Grand Parade, Cork.  
 Licence No: 001643

