

Cork City Centre

Parnell Bus Station



For Sale

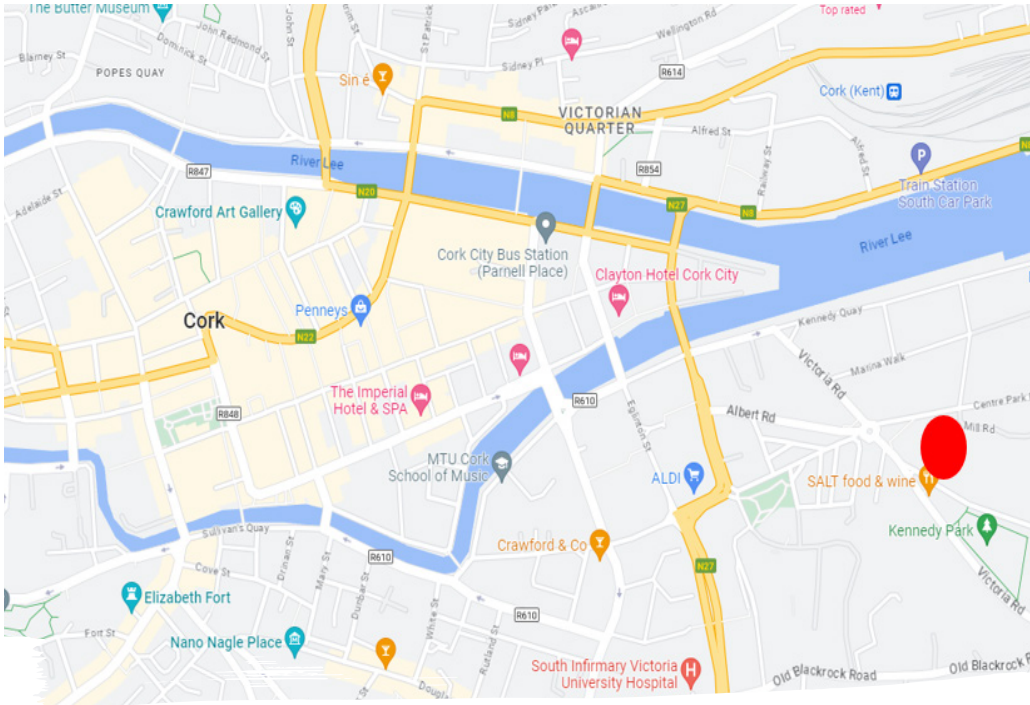
Prime Development Opportunity, Monahan Road/Centre Park Road, Cork City T12 E261
Cork Docklands

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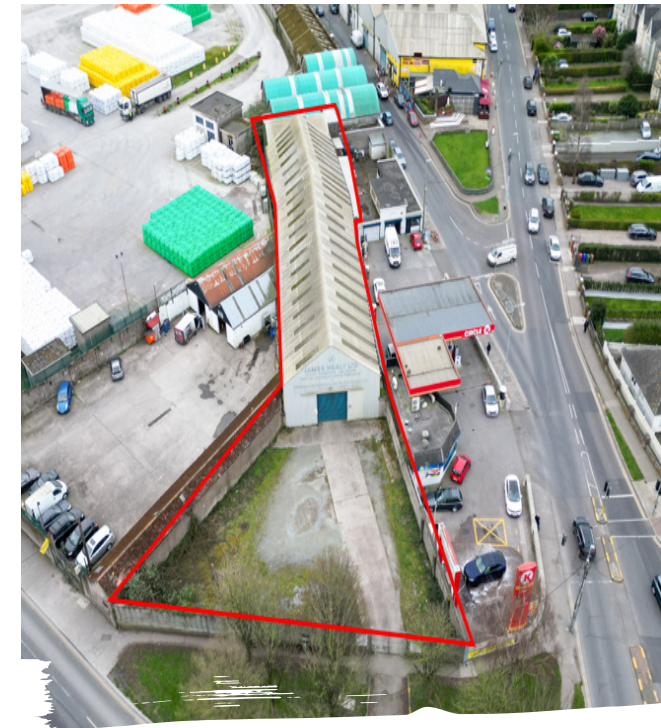


Location

- Located in prime South Docklands area at the intersection of Monahan Road and Centre Park Road just 1.0km from Cork City Centre
- Within 200 metres of O’Callaghan’s extensive redevelopment of the Docklands. Planning Permission has been granted and lodged for more than 1,325 apartments ranging in height up to 14 storeys
- The N27 national link road is only 400 metres to the west, linking the N40 and N20, providing access to all main arterial routes around Cork
- The property has good accessibility to transport links and proximity to a range of public amenities such as Kennedy Park, Marina Market and Pairc Ui Chaoimh GAA stadium. Some of the surrounding occupiers include the NetApp International HQ, Deutsche Borse, MBA Engineers, Assured Motors, Odlums and Goulding Chemicals Limited

Travel Times

	Parnell Bus Station	– 5 minutes
	N27 National Road	– 5 minutes
	Cork City Centre	– 6 minutes
	Kent Train Station	– 7 minutes
	N40 National Road Junction 6	– 9 minutes
	Cork Airport	– 14 minutes



Description

- The building consists of a warehouse and office facility of portal frame construction with a cladded roof on a site of approximately 0.40 acres
- The yard is accessed from the west with a depth measuring approx. 26.5 metres
- The site is favourably zoned ZO 05 - 'Mixed Use Development' in the Cork City Development Plan 2022 - 2028
- Offering a redevelopment opportunity supported by a feasibility study carried out for a scheme of 41 apartments over 5 storeys

Accommodation

	SQ FT
Warehouse	10,918
Mezzanine	671
First Floor Office	1,285
Total	12,874

All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence

