

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



Woody O'Neill

+ 353 86 272 4690 woody.oneill@jll.com Rosie Carey

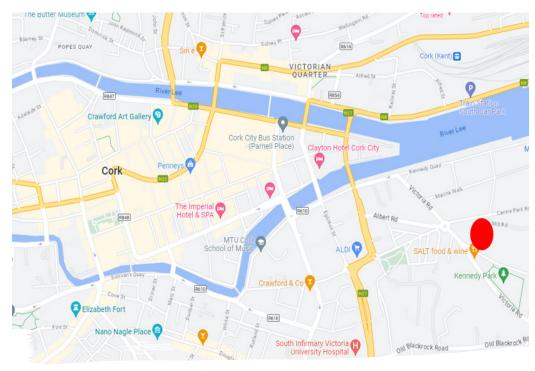
+ 353 86 440 2172 rosie.carey@jll.com

Declan Hickey

+ 353 87 652 9320 dhickey@caseyandkingston.ie









## 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

\*\* N27 National Road

Cork City Centre

₩ Kent Train Station

₩ N40 National Road Junction 6

**T** Cork Airport

5 minutes

5 minutes

6 minutes

- 7 minutes

- 9 minutes

- 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



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# Proposed Feasibility Layout: Indicative Plan for the Ground Floor





# Prime Redevelopment Opportunity Monahan Road/Centre Park Road Cork City ,T12 E261

## **Feasibility Study**

Coughlan DeKeyser Architects Feasibility Study indicates potential for a residential scheme comprising 41 apartments over 5 storeys. The breakdown comprises 6 studios unit, 19 one-bed units, 11 two-bed units, and 5 three-bed units extending to a total floor area of 25,430 sq ft

#### **Price**

On application with the sole joint agents

#### **Terms**

For Sale by Prviate Treaty

### Viewing

Strictly by appointment only with the sole joint agents

# **Building Energy Rating**

BER: G

BER No: 800867764 EPI: 646.55 kwh/m²/yr

## **Enquiries - JLL**

## Woody O'Neill

+353 86 272 4690 woody.oneill@jll.com

# **Enquiries - Casey and Kingston**

## Declan Hickey

+353 87 652 9320

dhickey@caseyandkingston.ie

## Rosie Carey

+ 353 86 440 2172 rosie.carey@jll.com





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