



CHARTERED SURVEYORS
AUCTIONEERS
VALUERS
ESTATE AGENTS

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Industrial Unit for Sale

Unit G, Sitecast Industrial Estate, Togher, Cork.



Site Highlights:

- Quality industrial unit extending to 605 sq metres (6,500 sq ft) on its own private site of approximately .32 acres
- Warehouse with reception area and offices on ground floor and offices on 1st floor
- Centrally located just off the N40 South Ring Road, Cork.
- Business relocation

Contact

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The Location:

The property is located in the Sitecast Industrial Estate which is located 400m South of the N40, South Link Road. This gives access to The Jack Lynch Tunnel to the East and Ballincollig, Bandon and West Cork to the West.

Description:

The property comprises a semi-detached warehouse unit incorporating large roller shutter door and pedestrian access to the front. The ground floor includes warehouse area, reception area, offices and a WC. The first floor comprises further office space, a canteen and storage. The unit has car parking to the front and closed storage to the side and rear.

Accommodation:

Floor	Size sqm	Size sqf
Ground Floor	512	5,500
1 st Floor	93	1,000
Total:	605	6,500

**Services:**

Rates: RV 108

Insurance: TBC

We understand that all services are operational

BER

TBC

Viewing:

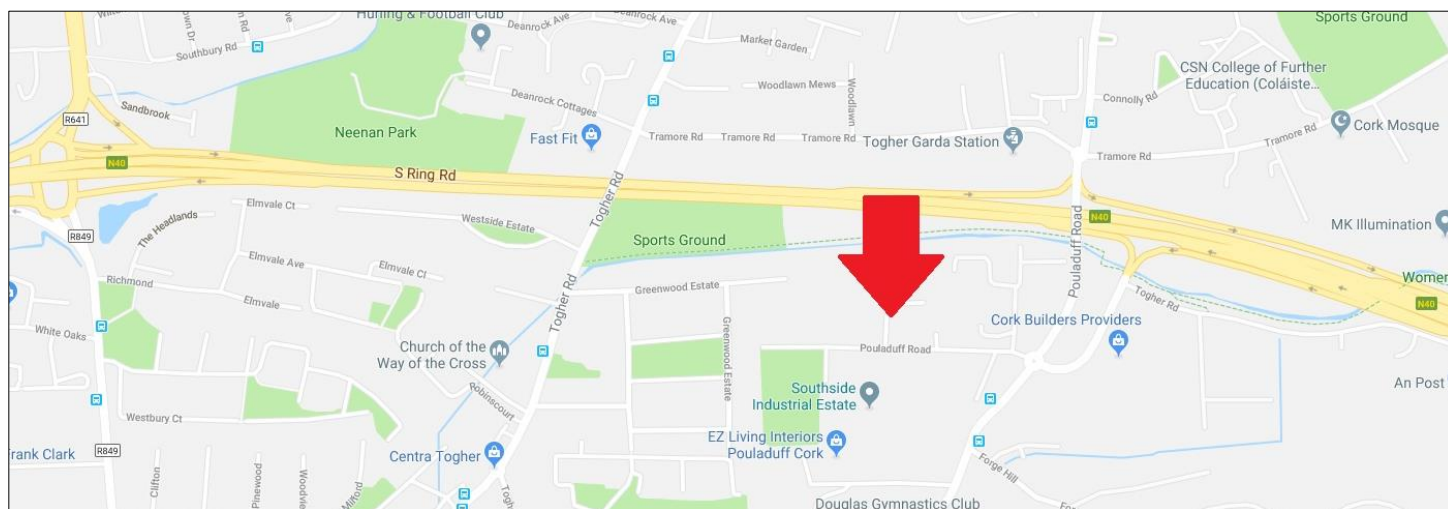
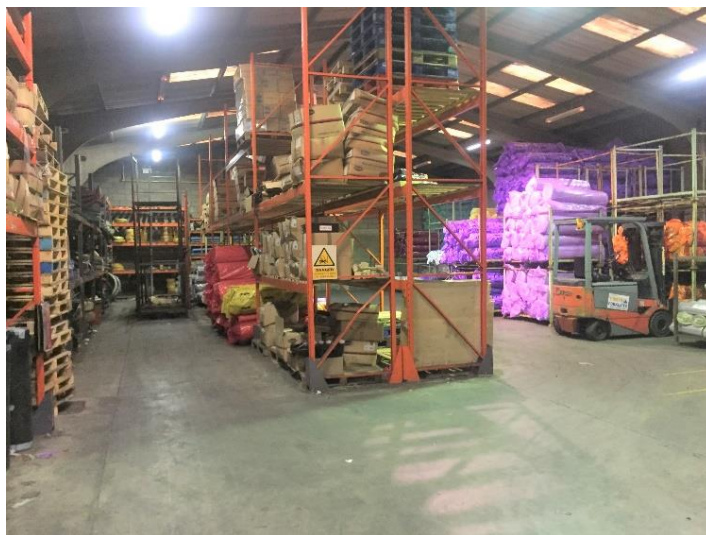
Strictly by appointment with the Sole Agent

Basis of sale:

Private Treaty

Price:

€350,000 (guide)

**CONDITIONS TO BE NOTED**

- 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.
- 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.
- All descriptions, dimensions, references to condition and other details are given in good faith and 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