



CHARTERED SURVEYORS  
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## WAREHOUSE ON A LARGE SITE FOR SALE

### NORTH ESK BUSINESS PARK, DUNKETTLE ROUNDBOUT, GLANMIRE, CO CORK



*Boundaries are for Guidance Only*

#### Property Highlights:

- Modern detached warehouse including workshop, offices, toilets, canteen etc. of 11,010 sq ft (1,023 sqm) on a large site of 1.5 acres.
- Strategic location adjacent to the Dunkettle Interchange with access to the N25 Waterford Road, the M8 Dublin Road and the N40 South Ring Road.
- Open storage area has a concreted / tarmac finish and is enclosed with a palisade fence for the most part.

#### Contact

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**The Location:**

The property is located in an unrivalled location approximately 250 metres north east of the Dunkettle roundabout (see location map below).

The Dunkettle Roundabout connects the N25 (Cork to Rosslare) and the M8 (Cork to Dublin) road, the N40 South Ring Road and it is located approximately 5 km (3 miles) east of Cork City centre. North Esk Business Park has easy access to Cork City centre and the Jack Lynch Tunnel. The property is also close to the large industrial area of Little Island which is directly south of the property.

**Description:**

The property comprises a modern detached warehouse of steel portal frame construction. with a 1<sup>st</sup> floor storage mezzanine.

Internally the building is laid out as a workshop area, a separate warehouse section together with an office and ancillary facilities, such as toilets, showers etc. It has 2 large roller shutter doors and 6 m eaves.

The site extends to approx. 1.5 acres in size, is very secure with palisade fencing boundaries for the most part. It also has concrete/tarmac finish and also has an interceptor network.

**Accommodation:**

Section	Sq M	Sq Ft
Ground Floor Warehouse/Offices	892	9,602
1 <sup>st</sup> Floor Mezzanine/storage	131	1,405
<b>Total:</b>	<b>1023</b>	<b>11,010</b>

**Advised Market Value:**

Offers in excess of €700,000.

**BER:**

TBC

**Viewing:**

By appointment with the sole agent

**Services:**

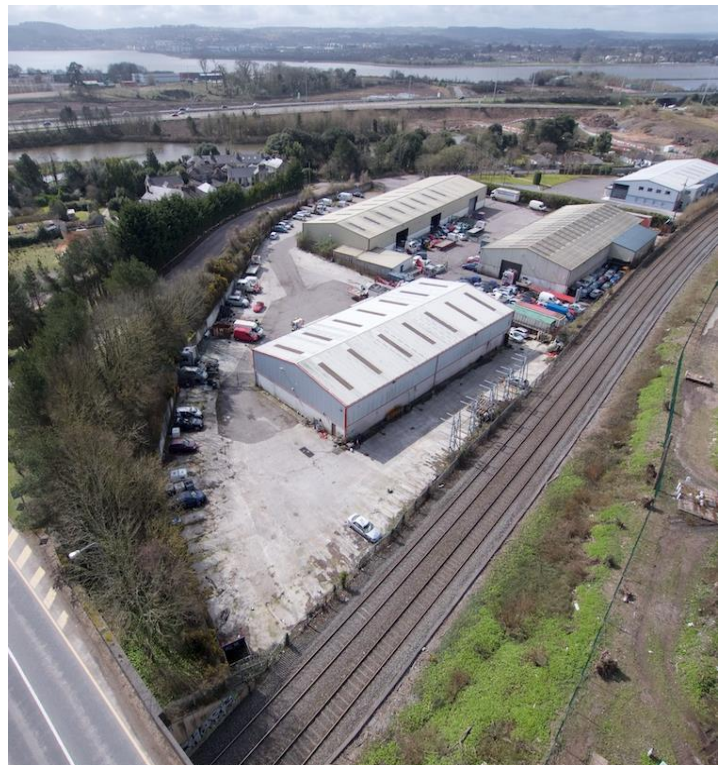
TBC

**Rates:**

RV: 158.72

**Basis of sale:**

Private Treaty

**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 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