

Wilson House Ballycurren Industrial Estate, Frankfield, Cork **BER F**



The property is located within the Ballycurren Industrial Estate on the south side of Cork city. This is an established industrial and trade counter location which lies adjacent to the N27 (Airport Road) and the N40 (South Ring Road) in the suburb of Frankfield.



AMV: €400,000

PSRA Licence No. 002584

Accommodation

The unit comprises a detached industrial building which is divided into two adjoining units with a concrete mezzanine floor throughout. There are car-parking spaces to front and rear. The building is of steel portal frame construction with a pitched metal deck roof incorporating translucent roof panels. Perimeter walls are finished in part forticrete, part plastered blockwork with steel cladding at upper levels. A blockwork party wall divides the building with both units being served by roller shutter doors providing goods access to both floors.

Ground Floor - 450 sq.m. (4,844 sq.ft.) Gross External
Mezzanine Floor - 450 sq.m. (4,844 sq.ft.) Gross External

BER: F

BER No.800755530 Energy Performance Indicator:393.71 kWh/m²/yr





Features

- Detached self-contained building
- Parking to front and rear
- Mezzanine floor throughout
- Currently configured as two adjoining units
- 2 x roller shutter doors
- Single & three phase power
- 6m eaves height

Directions

Please follow Eircode T12XC99 for directions.



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The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or 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. The details are issued on the understanding that all negotiations on any property are conducted through this office.



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