



## MODERN COMMERCIAL UNIT

### Warehouse & Office - To Let

**Unit 4, Richfield Business Park, Ballycurreen, Cork**



**021 427 77 17**  
> [www.cdacork.com](http://www.cdacork.com)

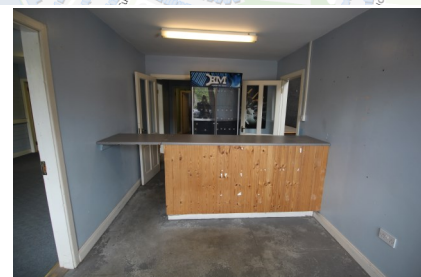
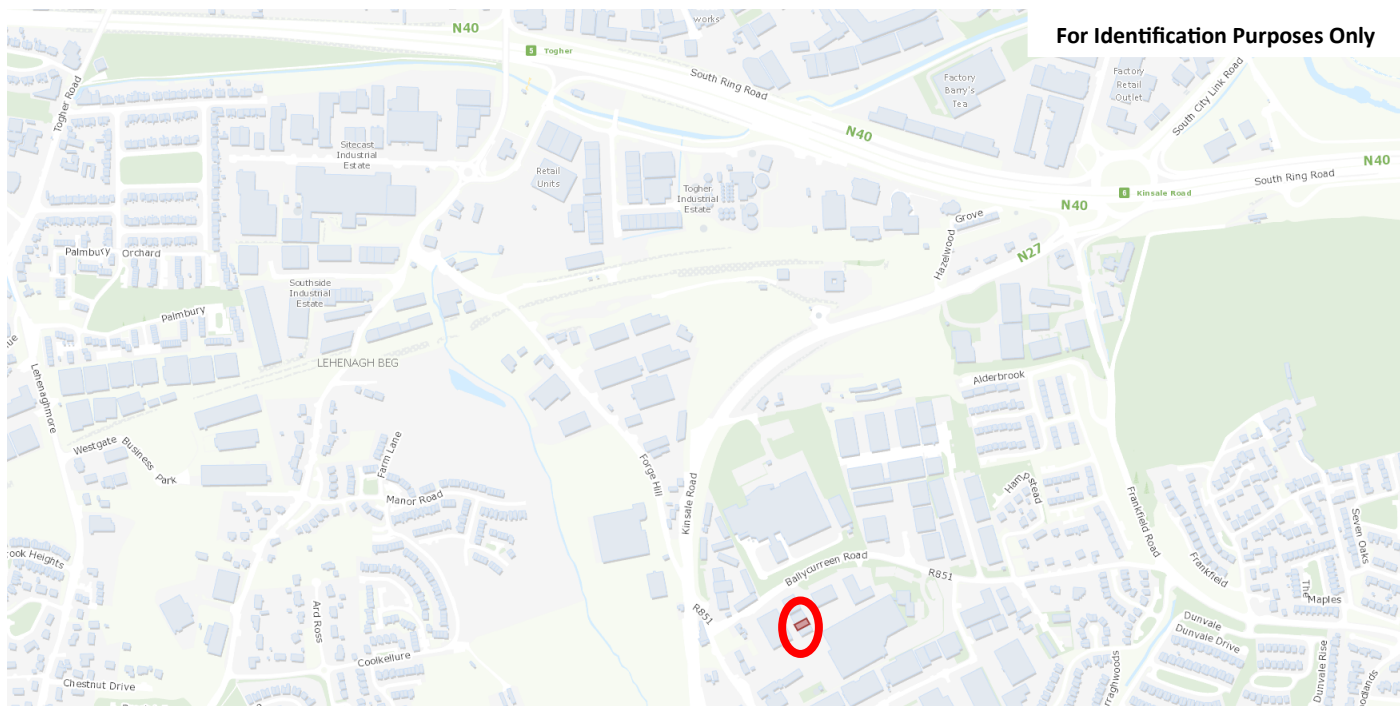
A commercial unit with office and warehouse storage space, extending to a total of 2,275 SqFt. approx.

The property is situated in a well established and popular commercial & industrial location with excellent access to the City Centre, the South Ring Road network and Cork Airport.

The unit is in good condition and available for immediate occupation.

Adjoining occupiers include Cork Lighting & Interiors, James Walker Ireland Ltd and MTI, among others

**To Let**



### Accommodation:

Description	Sq Ft Approx.	Sq M Approx.
Office	725	67.4
Warehouse/ Storage	1,550	144
<b>Total Area</b>	<b>2,275</b>	<b>211.4</b>

### Description:

The property comprises of a commercial unit with sales counter, office, canteen & storage accommodation. The storage area has a minimum eaves height of 19ft (5.8m) and is accessed via an electronic roller and shutter door. The offices are finished with carpet flooring, double glaze windows and wall mounted cabling.

### Location:

The property is situated in Ballycurreen approximately 3 kms south of Cork City Centre and in close proximity to the N25 South Ring Road and Cork International Airport. The area is well established as a commercial location with neighbouring occupiers including Cork Lighting & Interiors, Miko Metals and Musgrave's Market Place.

**Rent:** €On Application

**Rates:** €3,200 pa. approx.

**Contact:** > Rob Coughlan

**E-mail:** [rcoughlan@cdacork.com](mailto:rcoughlan@cdacork.com) **Tel:** 086-326 4320



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