

savills

**WAREHOUSE & OFFICES
UNITS TO LET**
Wallingstown Business Park,
Little Island, Co Cork

Casey &
Kingston



Highlights:

- High quality warehouse and office units of 11,290 sq.ft (1,048 sqm) with designated external area. Capable of Subdivision
- Offices include: Open plan, private offices, reception area, canteen, staff facilities etc.
- Superbly located with access to the N25 and the Dunkettle interchange
- Warehouse has high eaves and 3 no roller shutter doors .
- Finished to a good spec with intruder alarm, fire alarm, access control,

Contact

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The Location:

The property is located in Wallingstown Business Park, which is a very well accessible and sought after location in Little Island.

The location benefits from excellent connectivity to the main road network with access to the N25 (Cork - Rosslare Road), N40 & N22 (Cork-Kerry Road), M8 (Cork-Dublin Road) and N20 (Cork - Limerick Road).

Description:

The property provides a high quality warehouse unit which has an eaves height of 7 m together with offices on both ground and 1st Floor. The warehouse has 3 no high speed roller shutter doors.

The ground floor offices provide reception area / storage, receiving offices, meeting room, WC/WHB, . The first-floor office accommodation which has its own ground floor reception can be let separately and consists predominantly of open plan office space plus a canteen and 2 private offices.

Services:

All mains services together with 3 Phase electricity

Viewing:

Strictly by appointment with the joint agents Casey & Kingston and Savills

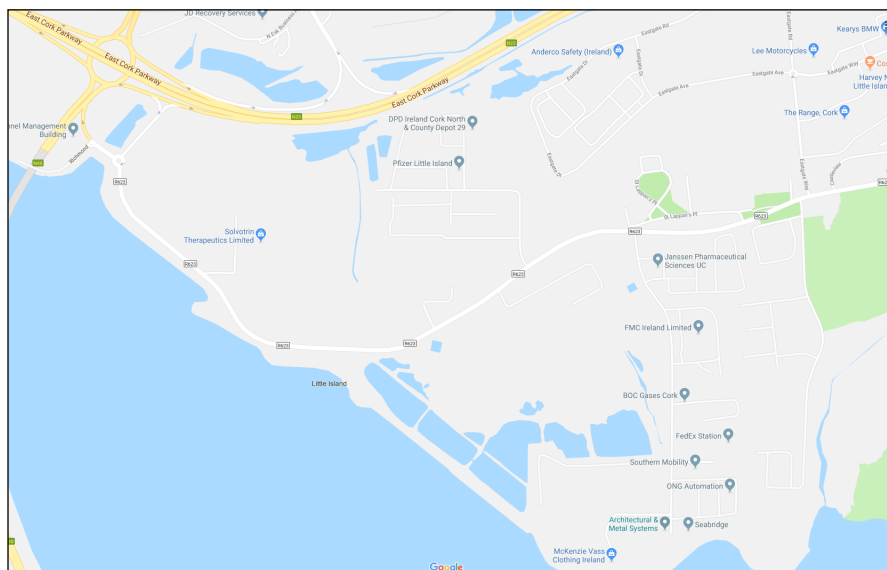
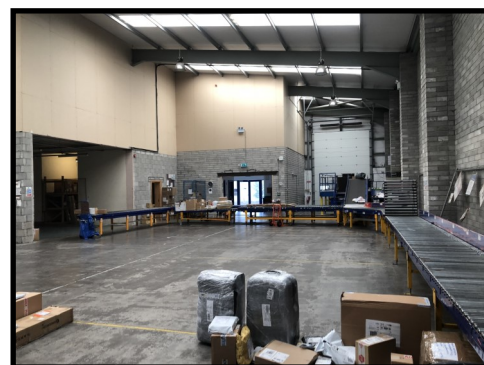
Advised Letting Value:

€80,000 per annum plus rates and insurance

Rateable valuation €TBA

Accommodation:

Section	Sq.M	Sq.Ft
Grd Floor Warehouse	535.5	5,765
Grd Floor Offices / Reception	225.2	2,425
1st Floor Offices 2 sections	288.1	3,100
Total	1,048.8	11,290



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 & Savills 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