



CHARTERED SURVEYORS  
AUCTIONEERS  
VALUERS  
ESTATE AGENTS

43 Grand Parade, Cork.  
tel: 021 427 1127  
info@caseyandkingston.ie  
www.caseyandkingston.ie



## Small Warehouse/Industrial Unit to Let Unit 13A, City Link Park, Forge Hill, Cork City



### Site Highlights:

- Fully Fitted Warehouse/Industrial Unit with Office extending to 1,000 sq. ft. ground floor area.
- Excellent Location c. 2.5k from Cork's City Centre.
- Flexible Lease term available.
- Suited to a variety of uses.

### Contact

#### Declan Hickey

e-mail: [dhickey@caseyandkingston.ie](mailto:dhickey@caseyandkingston.ie)  
Mob: +353 (0) 87 6529320

#### Sam Kingston

e-mail: [skingston@caseyandkingston.ie](mailto:skingston@caseyandkingston.ie)  
Mob: +353 (0) 87 2433019

### The Location:

The property is situated on Forge Hill within the secure City Link Park, approximately 2.5 kms south of Cork City Centre and in close proximity to the South Ring Road network and Cork International Airport. The area is well established as a commercial location with neighboring occupiers including The Boot's Specialties, Horgan's Shipping, Southern Tapes & Packaging, Down2Earth and Dan Seaman Motors.

### Description:

The property consists of a mid terrace commercial unit which is suitable to a variety of uses such as manufacturing, lock up, storage, etc.

It has the following features:

- Electric roller shutters,
- Intruder alarm,
- Office & toilets,
- Fire alarm,
- 3 phase power.

### Accommodation:

Unit:	Sq. M.:	Sq. Ft.:
Ground Floor – Warehouse & Offices:	92.9	1,000
First Floor – Offices & Stores:	92.9	1,000
Total:	185.80	2,000



### Rates & Service Charges:

RV = 20.32 = €1,550 for 2018  
Service charges to be confirmed.

### Viewing:

Strictly by appointment with letting agent.

### Advised Letting Value:

€9,600 per annum  
€800 per month.



### CONDITIONS TO BE NOTED

1. 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.
2. 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.
3. 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.
4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail