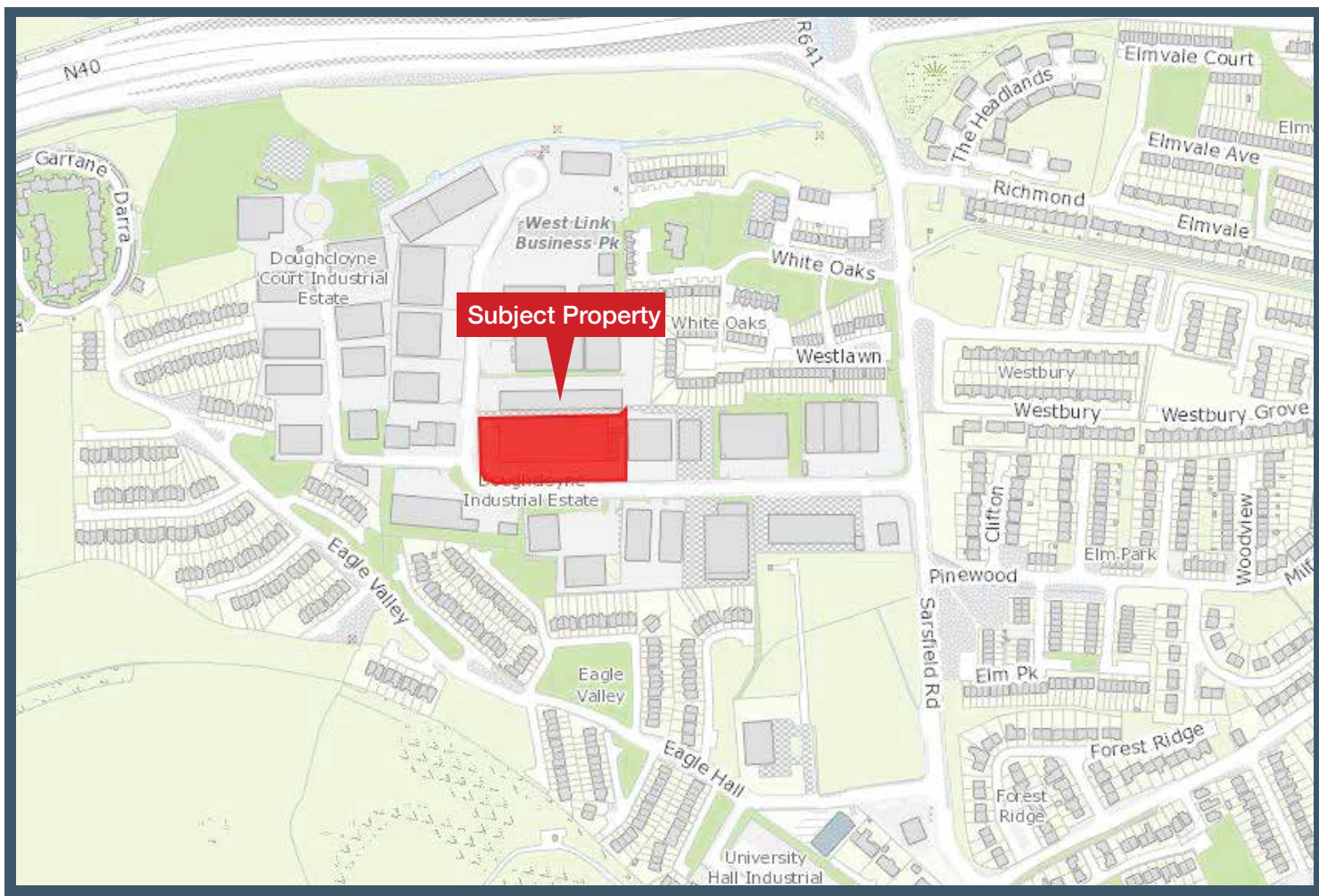


## Industrial For Sale/ To Let (Warehouse/ Distribution Facility) **Doughcloyne Industrial Estate, Sarsfield Road, Wilton, Cork**



- Large Detached warehouse/ distribution facility on secure private site of c.1.7 acres.
- The property extends in total to approximately 3,772 sq m (40,602 sq ft).
- Open Plan Warehouse of 3,465 sq m (37,298 sq ft) with two storey offices extending to 307 sq m (3,304 sq ft).
- Warehouse has an eaves height of 6.2m with 5 Grade level loading doors.
- Ample parking and circulation space.



*For illustration purposes only.*

## Location

Doughcloyne Industrial Estate is situated approximately 4 km south of Cork City Centre just off the South City Ring Road at the Sarsfield Road Interchange. Doughcloyne Industrial Estate is a long established and popular commercial and industrial location which benefits from excellent road access to Cork City Centre, South Ring Road Network, Jack Lynch Tunnel and Cork Airport.

Other occupiers within Doughcloyne Industrial Estate include Frank Clarke Hardware, Keary's Van Centre, SIG, South Coast Sales and Munster Forktruck.

## Description

The property comprises a detached warehouse facility extending to approximately 3,465 sq m (37,298 sq ft) with two storey integrated offices of approximately 307 sq m (3,304 sq ft). The warehouse floor is fully open plan with 5 grade level roller shutter doors. The offices are fully fitted and primarily open plan.

Externally there is ample car parking and good circulation space for HGV. The site extends in total to c.1.7 acres and is securely fenced and gated.

## Accommodation Schedule

Area (GEA)	Area (sq. m.) Approx.	Area (sq. ft.) Approx.
Warehouse (GEA)	3,465	37,298
Ground Floor Office	153.50	1,652
First Floor Office	153.50	1,652
<b>Total</b>	<b>3,772</b>	<b>40,602</b>

## Viewings

Strictly by appointment with sole selling agents

## Lease Terms

By Negotiation.

## Rent/ Guide Price

On Application.

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