

FOR LEASE

Unit at Doughcloyne Industrial Estate, Sarsfield Road, Wilton, Cork. T12 K5RD

HIGH PROFILE - END TERRACE LIGHT INDUSTRIAL/ COMMERCIAL UNIT WITH EXCEPTIONAL FRONTAGE





ABOUT THE PROPERTY

Approx. 3,575 sq ft (332 sq m) with large loading door (3.7 m x 4.7m)

Minimum Eaves height of 5.5 metres

High quality, profile, light industrial/commercial unit in a superb location

Fitted with a security alarm and a fire alarm.

Neighbouring occupiers include; McStay Sofas, PD Signs, M & P O'Sullivan, South Coast Sales, Carey Tools, Frank Clarke Ltd, R.O.S Precision Sheet Metal Ltd and The driving Test Centre.

Available immediately on new 4 year 9 month lease terms.



LOCATION

Doughcloyne Industrial Estate is situated approximately 4 km south of Cork City Centre just off the South City Ring Road (N40) 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, Cork Airport and the deep water seaport facilities at Ringaskiddy.

Other occupiers within Doughcloyne Industrial Estate include Driving Test Centre, Carey Tools, Frank Clarke Ltd, Keary's Renault Van Centre, SIG, South Coast Sales, M&P O'Sullivan, McStay Sofas & Upholstery, Lindaab and Munster Forktruck Ltd.



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DESCRIPTION

- > End terrace unit extending to a GEA of 3,575 sq.ft. with a minimum eaves height of 5.5 metres, and an apex height of 7.2 meters.
- > Predominantly laid out as warehouse/ workshop accommodation with an ancillary office, canteen and W.C's on the ground floor and an additional two offices at first floor level.
- > The unit benefits from front and side profile with pedestrian access and a large motorised up and over loading door to the front (3.7m X 4.7m) along with ample circulation space.

ACCOMMODATION

Unit	Sq Ft	Sqm
Ground Floor Approx.	3,230	300
First Floor Approx.	345	32
Total Approx.	3,575	332

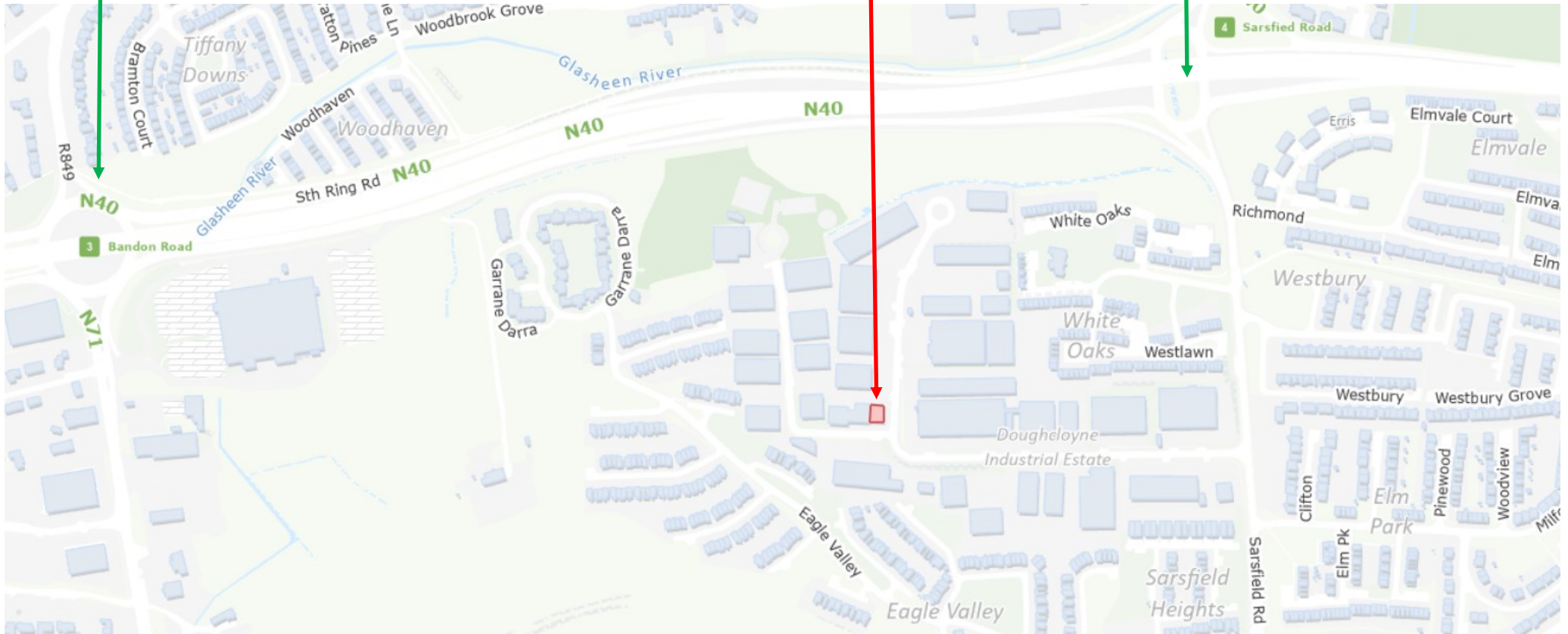


For Identification Purposes Only

Bandon Road Roundabout

Subject Property

Sarsfield Road Roundabout



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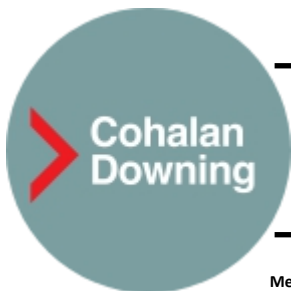
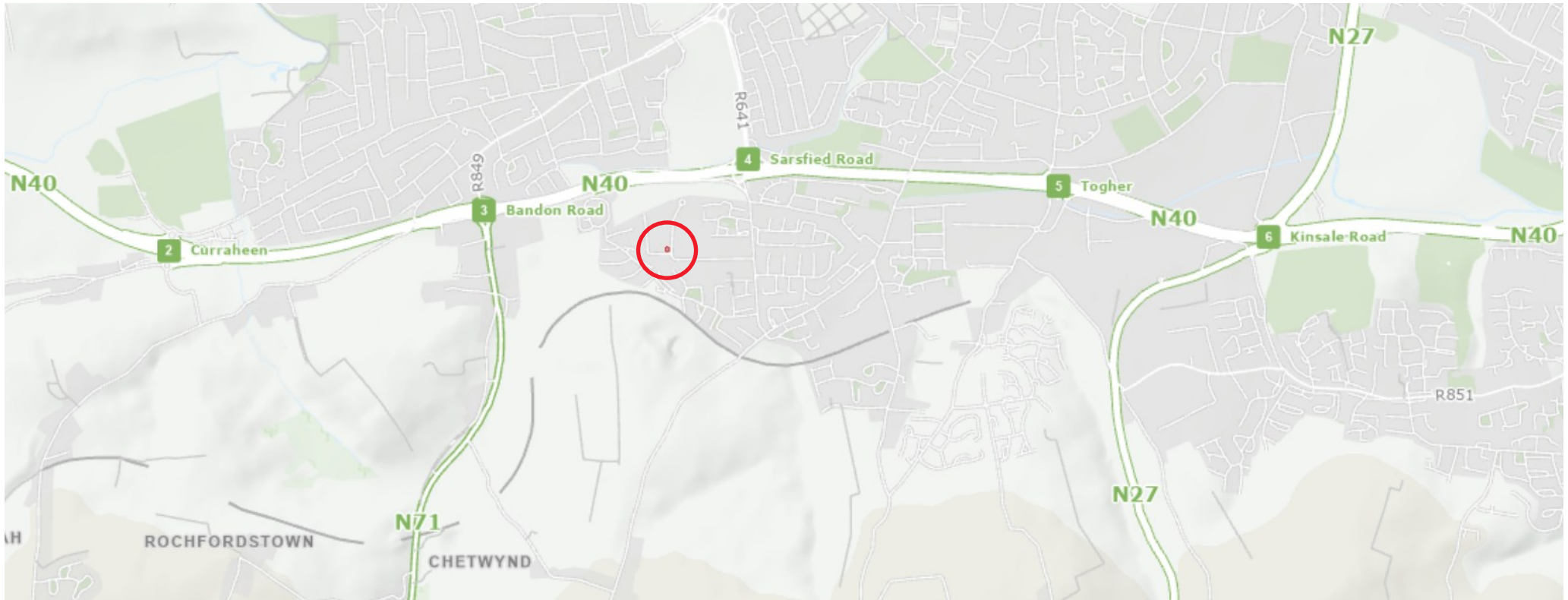




Excellent location in Corks premier business Park and available immediately on new lease terms.

BER INFORMATION

LOCATION MAP



For Further Information:

Rob Coughlan: (086) 3264320

rcoughlan@cohalandowning.ie

Viewing Strictly by appointment with the sole letting agent Cohalan Downing.

Cohalan Downing

14 South Mall, Cork T12 CT91

Tel: (021) 4277717

Email: info@cohalandowning.ie



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