

**Cohalan
Downing**

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For Sale by Private Treaty

**On the Instructions of
Mr Michael Cotter (Liquidator)**



REF: 20631

**Unit 2, Doughcloyne Industrial Estate,
Sarsfield Road, Wilton, Cork.**



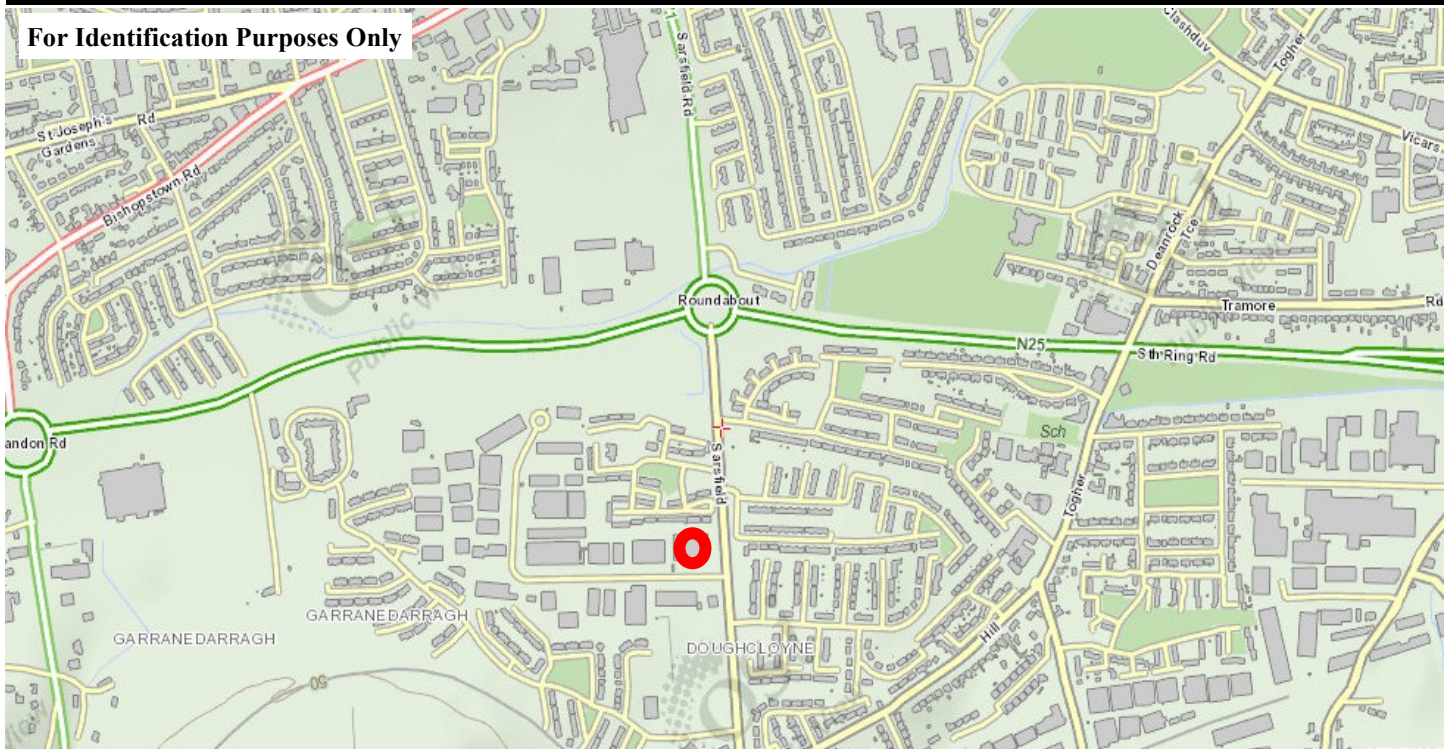
- > Impressive terraced light industrial unit extending to a total area of approx. 7,000 sq. ft. (650 sq. m) with excellent frontage.
- > The property is extremely well situated at the entrance to this long established and popular commercial & industrial location which benefits from excellent road access to Cork City Centre, South Ring Road Network, Jack Lynch Tunnel & Cork Airport.
- > The unit is suited for a multitude of uses to include light industrial, wholesale, warehouse, distribution, etc.
- > Adjoining occupiers include Driving Test Centre, Auto Glass and Frank Clarke Ltd. among others.

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Viewing strictly by appointment with sole letting agents.

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Unit 2, Doughcloyne Industrial Estate, Sarsfield Road, Wilton, Cork.



Accommodation:	Sq. Ft.	(approx.)	Sq. M.
Warehouse	<u>7,000</u>		<u>650</u>
Total Gross Internal Area:	7,000		650

Description:

The property comprises a well presented, mid terrace light industrial unit of concrete frame construction enclosed by sheet metal cladding. The warehouse area has an approximate minimum eaves height of 18ft (5.6m) and an apex height of 24ft (7.2m) and is accessed via a large roller shutter door.

Location:

The property is situated to the front of the Doughcloyne Industrial Estate approximately 2.5 miles south of Cork City just off the City Link Road at the Sarsfield Road Interchange.

Further Information Contact:

Brian Olden 087-2211174—bolden@cdacork.com

Or

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Guide Price: €225,000

BER Rating: TBC