

MODERN COMMERCIAL UNIT

Office/ Warehouse Accommodation

UNIT 2, METRO BUSINESS PARK, BALLYCURREEN,
KINSALE ROAD, CORK

Guidance Purposes Only



021 427 77 17

> www.cdacork.com

Well presented and maintained mid-terrace, office/ warehouse unit extending to a GEA of some 3,290 sq. ft approx. over ground and mezzanine floors with car parking and circulation space.

Situated in Metro Business Park at Ballycurreen, a well established and popular commercial location which benefits from profile and excellent access to the City Centre, the South Ring Road network and Cork International Airport.

Adjoining occupiers in the area include, Musgrave Market Place, Red Abbey Motors, Miko Metals, Cork Bar & Catering, Cork Lighting & Interiors and Bull McCabes Bar & Restaurant.

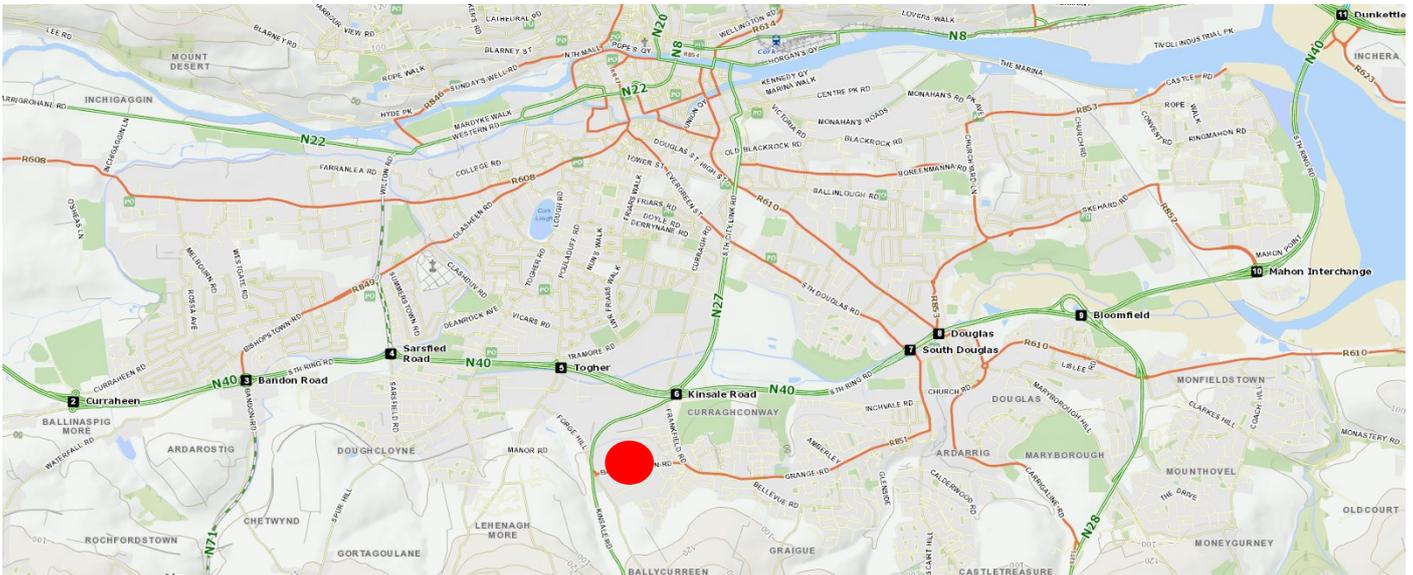
Unit 2 immediately adjoins Interclad and KD Electronics with additional occupiers such as Deady Security, Atkins, Dutch Masters Coffee and DE-Signs also present in the Park.

Viewings Strictly By Appointment With Sole Agency

FOR SALE

Location:

The property is situated at Ballycurreen within the established Metro Business Park, approx. 3 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 neighbouring occupiers including Musgrave Market Place, Red Abbey Motors, Miko Metals, Cork Bar & Catering, Cork Lighting & Interiors and Bull McCabes Bar & Restaurant.

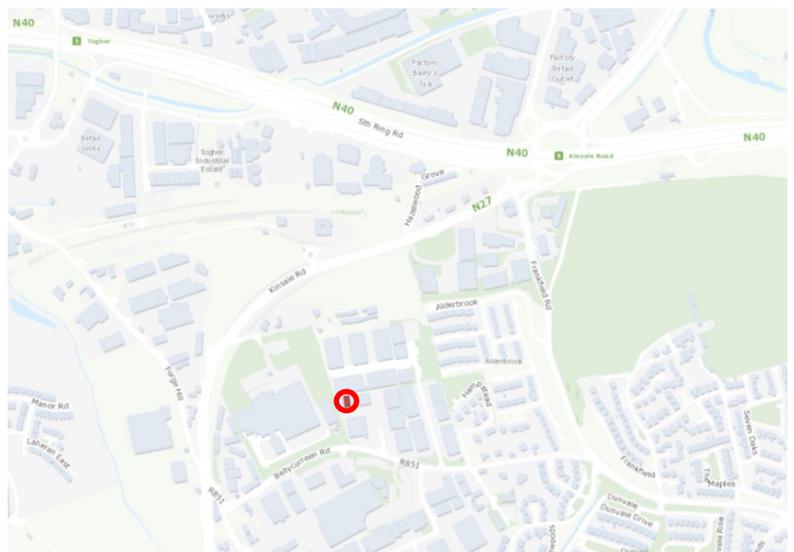


Accommodation:

FLOOR	SQM	SQFT
Ground Floor - Approx. Reception with a series of Offices, W.C & Warehouse (510 sq.ft)	186	2,000
First Floor - Approx. Open Plan & Private Offices, Male & Female W.C's, & Canteen	120	1,290
Total Available Approx.	306	3,290

Description:

A modern, Office/ Warehouse/ Commercial Unit which extends to a GEA of some 3,290 sq.ft (306 sq. m) approx. with a minimum eaves height of approx. 22ft (6.8m). Car parking available on site with an abundance of circulation space within the Park. The unit benefits from a separate pedestrian access door and a large roller shutter loading door to the front with fire escape to the rear. Internally the unit is fitted predominantly as office accommodation with part warehouse of 510 sq.ft (47 sqm) approx. Features include Security Alarm and GFCH.



Rates: Approx. €6,200 per annum (2019).

Viewing:

Strictly by prior appointment with Sole Agents;

Rob Coughlan

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(i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Messrs. Cohalan Downing has authority to make or give any representation or warranty whatever in relation to the property. LICENCE NO. 001641 **BER PENDING**