

Unit at South Cork Industrial Estate, Vicars Road, Togher, Cork.



****For sale by online auction on Thursday 27th November at 15:00p.m –
see www.eracork.ie for registration details.****

ERA Downey McCarthy take great pleasure in bringing to the market this high profile commercial opportunity on Vicar's Road in Togher.

Previously occupied as a veterinary facility, this property is prominently located within the South Cork Industrial Estate, while also boasting extensive frontage directly onto Vicar's Road.

AMV: €750,000



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PSRA No. 002584

South Cork Industrial Estate lies approximately 2.5 km to the South-West of Cork city centre and approximately 1 km to the North of the N40 Southern Ring Road. The unit is situated to the Eastern end of the industrial estate in a high profile corner position at the junction of Vicar's Road and Pouladuff Road. The property fronts directly onto the south side of Vicar's Road and adjoins a vacant site immediately to the East which in turn fronts onto the West side of Pouladuff Road. Vehicular access is available via the estate road of South Cork Industrial Estate.

This is a long established and conveniently located industrial / trade counter location which lies adjacent to one of the city's main arterial routes.

The subject property comprises a 1970's style, semi-detached, single storey, former industrial facility with adjoining two storey office accommodation and surfaced carpark to front. The site area is clearly defined and extends to approximately 0.21 Ha. (0.51 acres).

Warehouse construction is likely to be of steel frame, or truss on concrete columns, supporting a double pitched, insulated, metal deck roof. Perimeter walls are formed in brickwork or block panels with a plastered finish. Internal eaves height extends to 4.1 meters. The adjoining two storey office element is again of brick and blockwork construction under a flat roof.



| ACCOMMODATION

Warehouse area: 765.00 sq.m.
Office – ground floor: 123.00 sq.m.
Office – first floor: 123.00 sq.m.
Total: 1,011.00 sq.m.



| VIEWING DETAILS

Viewing strictly by prior appointment with joint selling agents:

ERA Downey McCarthy 021 4905000



Downey McCarthy
THE PEOPLE YOU CAN TRUST

&

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| ALL ENQUIRIES TO:

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| DIRECTIONS

