

FOR SALE

**Unit 6, Sarsfield Court Industrial Estate,
Glanmire, Cork T45 XV22**

 **Cohalan
Downing**





ABOUT THE PROPERTY

Approx 758.46 SqM (8,164 SqFt) plus attic storage of approx. 78.11 SqM (840 SqFt)

Detached warehouse/ light industrial unit with two storey office block incorporated

Large secure site of approx. 0.22 hectares (0.54 acres) with extensive external parking and circulation areas

Loading access is provided by means of a sectional up and over loading door to the front

Located at the entrance into Sarsfield Court Industrial Estate, approx. 3km north of Glanmire and 10km north of Cork city centre. Convenient access to Junction 18 on the M8



LOCATION

The property is situated at the entrance into Sarsfield Court Industrial Estate, approx 10km north of Cork city centre. It is located on the southern side of the R616 Upper Glanmire Road approx 3km north of Glanmire and 2.7km north east of Junction 18 on the M8. This is an established industrial and commercial location with convenient access to Glanmire and to the M8 motorway which provides access via the Dunkettle Interchange to the N25 and via the Jack Lynch Tunnel to the South Ring Road network on the southside of Cork city. Nearby occupiers include Tarrant International, Cork Express Flashing, Silver Bullet, BMD, Greenstar and McGinty and O'Shea Ltd.

DESCRIPTION

The property comprises a detached warehouse/ industrial building with a two storey office/ service block incorporated, on an enclosed site of approx 0.22 hectares (0.54 acres). The internal eaves height in the warehouse is approx. 6m and loading access is provided by means of a sectional up and over loading door on the front elevation. The ground floor of the office/service block is laid out internally with a reception area, office, lab, workshop, canteen, store, comms room and toilets. The first floor is laid out with two private offices, larger office, meeting room, comms room, ladies and gents toilets, and open storage area. There is a floored attic area providing additional storage.

The site is laid out with a hard surfaced parking and circulation area to the front of the building with part secure compound, and rough surface area to the side. The overall site is enclosed with concrete post and wire and part steel palisade fencing and there is a sliding entrance gate. The property is on a corner site at the entrance into Sarsfield Court industrial Estate with frontage and visibility to the R616 Upper Glanmire Road.



ACCOMMODATION

| Floor | Description | Sqm | Sqft |
|--------------|----------------------|---------------|--------------|
| Ground | Office/Service Block | 189.98 | 2,045 |
| Ground | Warehouse | 378.50 | 4,074 |
| First | Office/Service Block | 152.53 | 1,642 |
| First | Open Storage | 37.45 | 403 |
| Total | | 758.46 | 8,164 |
| Attic | Storage | 78.11 | 840 |

TITLE

Freehold title CK150922F. An external compound on the southern side of the building is let to Vantage Towers Limited for a term of 25 years from January 2022 at a rent of €1pa, if demanded.

GUIDE SALE PRICE

€700,000 plus VAT



**Convenient location
approx. 2.7km east
of Junction 18 on
the M8 and just 3km
north of Glanmire.**



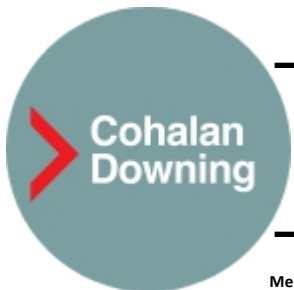
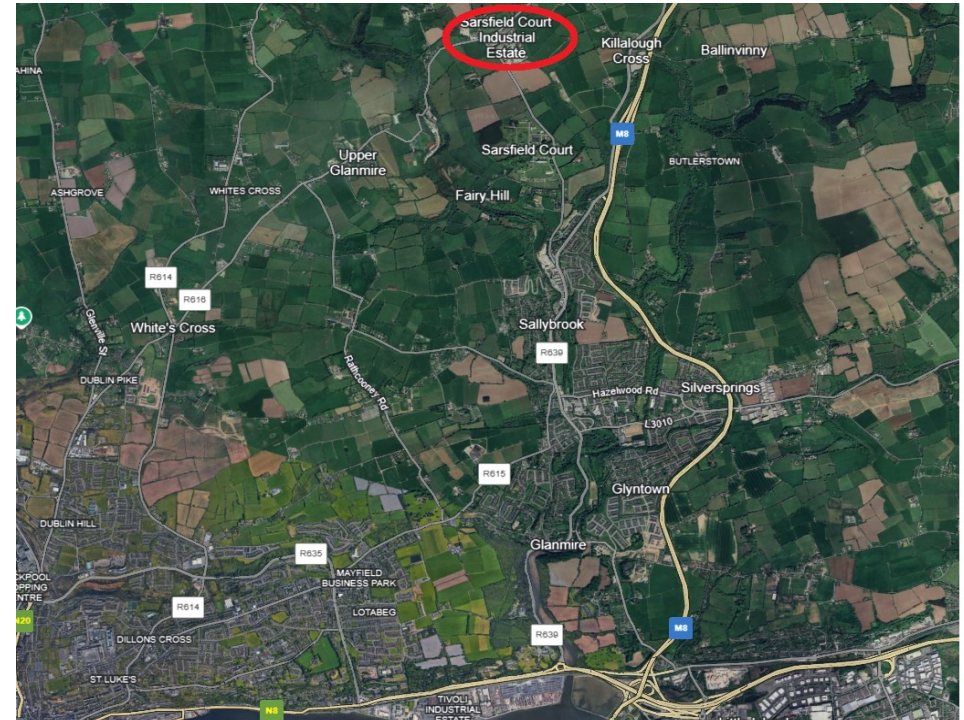
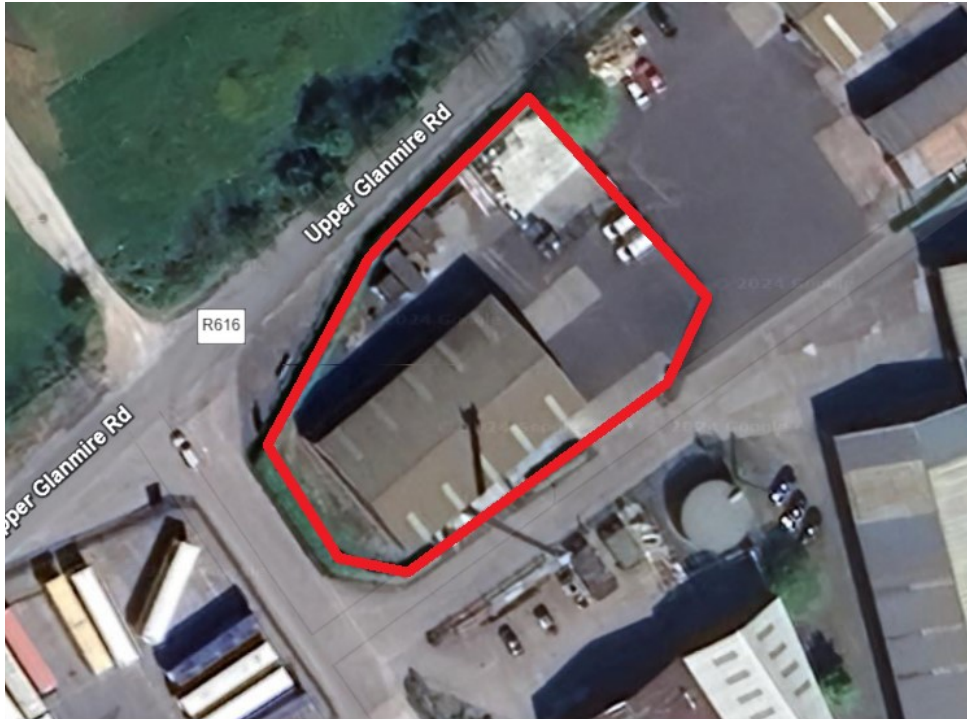


Secure enclosed site of approx.
0.22 ha (0.54 acres)

BER INFORMATION

BER C1

LOCATION MAPS



For Further Information:

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

Cohalan Downing

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