

**Storage Unit, Spur Hill Farm, Spur Hill, Doughcloyne, Cork
T12 XD39**



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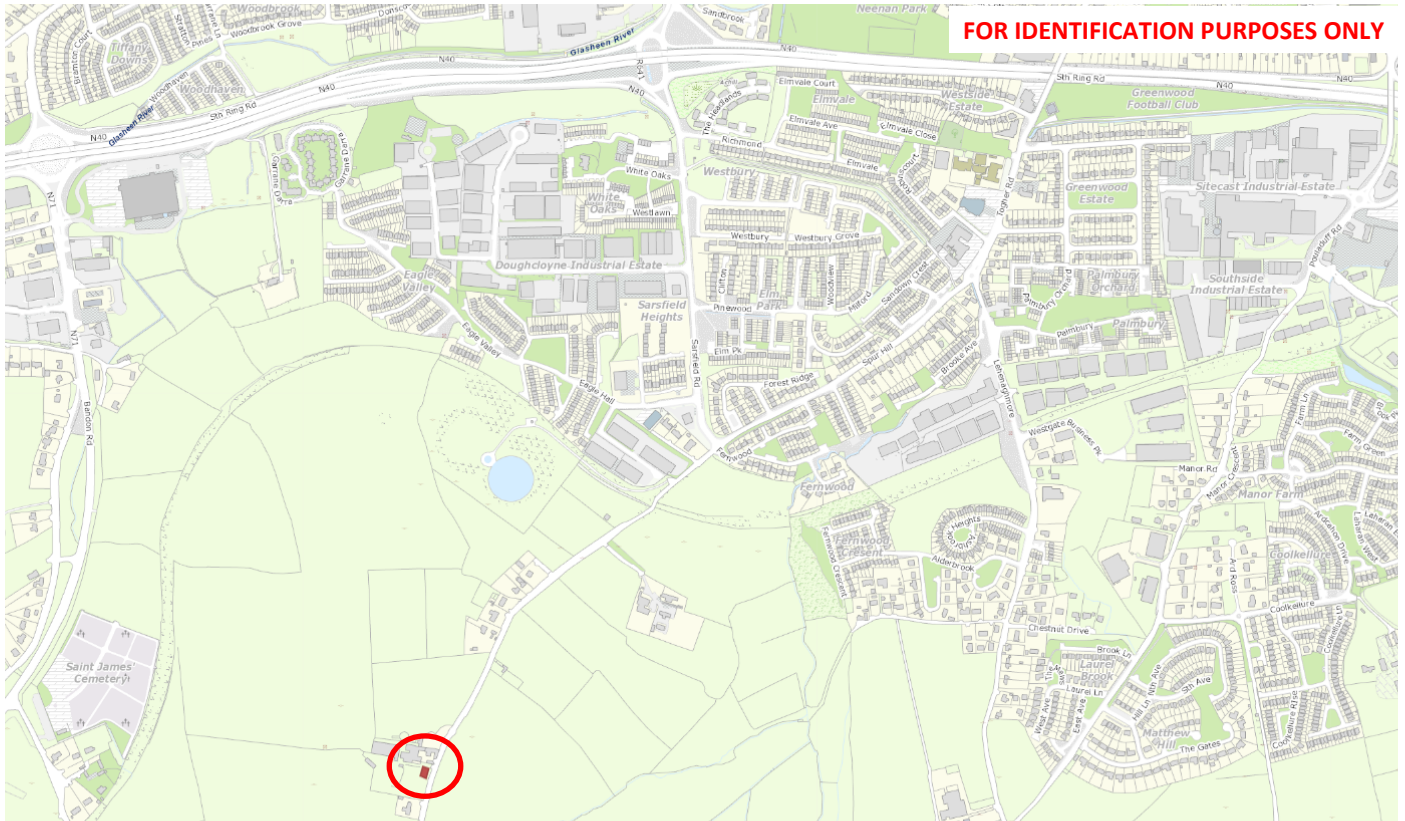
- > Very well presented, modern (built 2022), detached, warehouse/ storage unit with a minimum eaves height of 4.1m and an apex height of 5.8m.
- > The unit extends to a footprint of some 3,435 sq.ft / 319.2 sqm and is fitted with a large roller shutter loading door (4.5m x 4.5m) to the front elevation.
- > Internally the unit has a solid concrete floor with concrete apron walls , lots of natural light and suspended LED lighting.
- > Externally the unit has excellent loading access and circulation space.
- > Situated in a mature location on Spur Hill, immediately adjacent to the N40 / South Ring Road network, southwest of Cork City centre, just above the driving test centre at Doughcloyne.
- > This secure unit is ideally suited for seasonal/ overflow stock storage.

Viewings Strictly By Appointment With Letting Agents

TO LET

Location: The subject property is located on Spur Hill off Sarsfield Road and the Togher Road, on the southern periphery of Cork City Centre. The property benefits from immediate proximity to the South Link Road Network (N40) off the Sarsfield Road Roundabout.

Commercial occupiers in the nearby vicinity include; Driving Test Centre, Carey Tools, Jerh O'Connor (Wilton) Funeral Home, SoundStore, Frank Clark, South Coast Sales, Doughcloyne Industrial Estate and University Hall Industrial Estate.



Accommodation:

	SQM	SQFT
Ground Floor	319.2	3,435
Total Area (Approx.)	319.2	3,435

Viewing:

Strictly by prior appointment with sole letting Agents;

For Further Information Contact:

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