

Unit 4, Courtstown Industrial Estate, Little Island, Cork. T45 R778



Refurbished HQ Style Light Industrial/ Warehouse Unit with Surrounding Site - FOR SALE



# ABOUT THE PROPERTY

Detached unit with a GEA of 14,550 sq ft (1,352 sq m) approx. laid out over ground and first floor levels on a level site of 0.57 acres (0.23 ha) approx. with scope for further on site development (SPP), if required.

Minimum Eaves height of 6 metres and apex height of 7 metres in warehouse

High quality, fully refurbished, HQ Style light industrial/ warehouse with modern fitted offices

Fitted with security alarm and fire alarm.

Grade level loading door with excellent circulation and marshalling space.

Recent upgrades include; new insulated roof, PV (Solar) Panels, new windows & doors, internal office refurbishment, LED lighting throughout and upgraded insulation.



## LOCATION

The property is ideally located near the entrance to Courtstown Industrial Estate within the thriving employment hub of Little Island, which is situated off the N25 Cork - Rosslare Road approx. 6 km east of the newly upgraded Dunkettle interchange connecting the Dublin M8 with the Waterford N25 (Cork - Rosslare Road), and Cork's South Ring Road network (N40), providing immediate access to the Airport and Cork's southern and western suburbs along with the N22 (Cork-Kerry Road) and N20 (Cork - Limerick Road).

This established location is also home to Harbour Point Business Park and well known occupiers include Ballymaloe Foods, Pakform Ltd, Classic Drinks, Lynplast, Kuehne & Nagle, Lucey Transport, EMC Flextronics, and the EZ Living Interiors Distribution Centre.



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## DESCRIPTION

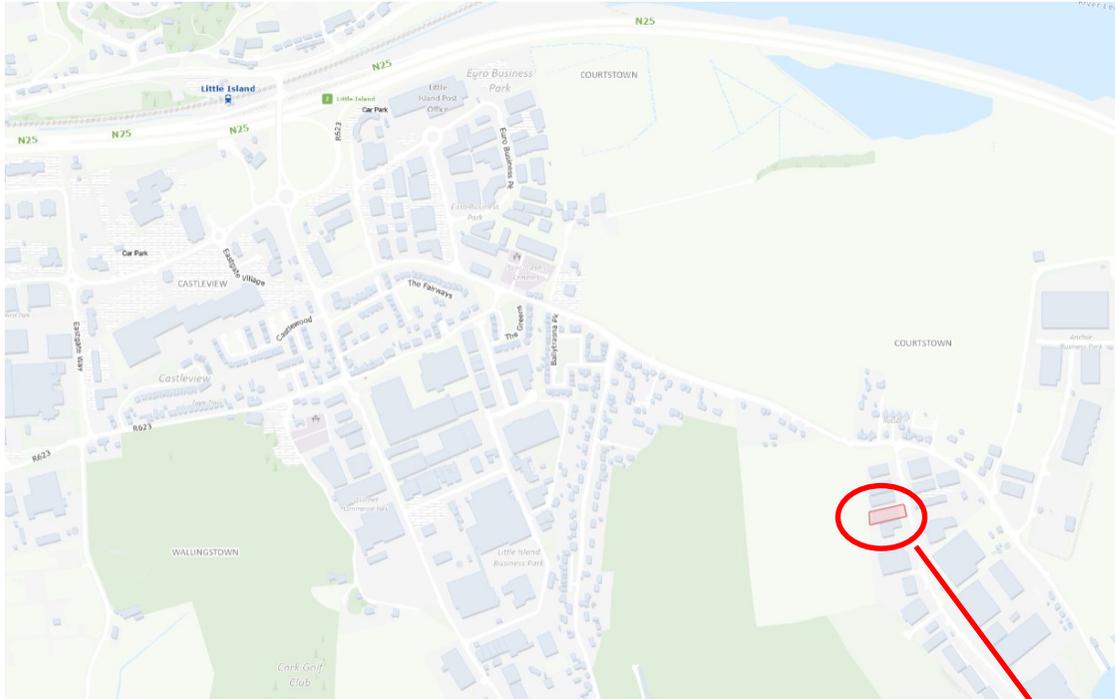
- > The property comprises a detached 4 bay warehouse unit with ancillary offices extending to a GEA of some 14,550 Sq.ft (1,352 sqm) approx. together with an abundance of car parking facilities and vehicular circulation areas, set down areas and yard space set on an overall level site of 0.57 Acres/ (0.23 ha) approx. held under folio **CK69187F**.
- > Internally, the unit is suited to a multitude of uses with an eaves height of 6 metres and an apex height of 7 metres in the main warehouse.
- > The unit was upgraded with a modern Kingspan roof and benefits from a large grade level motorised loading door to the side elevation with an additional loading door to the rear.
- > The building is extremely well constructed on a steel portal frame with a concrete first floor and with a combination of block, brick, render and metal clad external elevations. Presented in 'Turn Key' condition with ancillary accommodation over ground and first floor to include a generous reception, modern offices & meeting rooms & board room, immaculate W.C.'s & shower facilities, gym space and a attractive multi purpose staff canteen.
- > All mains services are available to the property including gas and 3 phase power and the premises is fitted with a fire alarm system and a security alarm.

## ACCOMMODATION - GEA

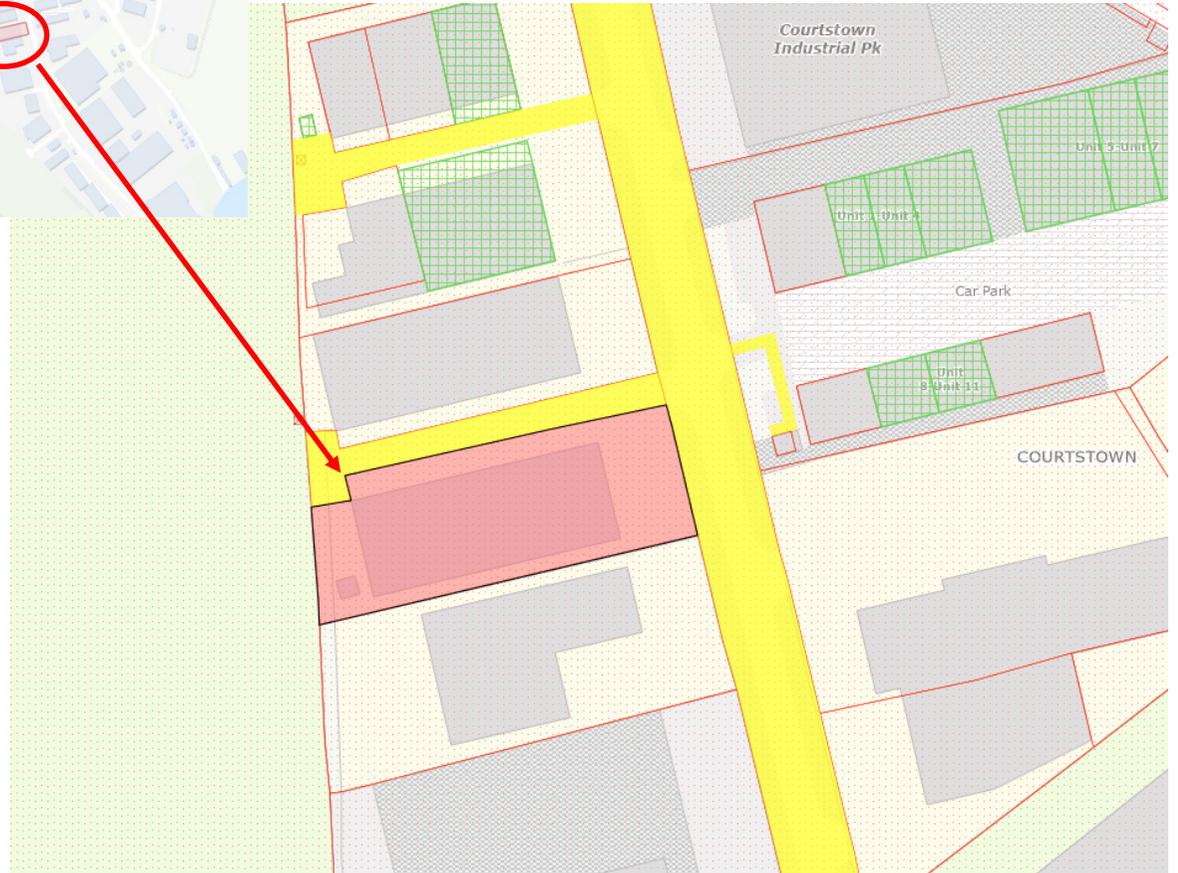
Unit	Sqm	Sq Ft
Ground Floor Warehouse	940	10,120
Ground Floor Office/ Admin	206	2,215
First Floor Office/ Admin	206	2,215
<b>Total Approx.</b>	<b>1,352</b>	<b>14,550</b>



For Identification Purposes Only



The property is held Freehold under folio **CK69187F** which extends to 0.57 Acres/  
(0.23 ha) approx.



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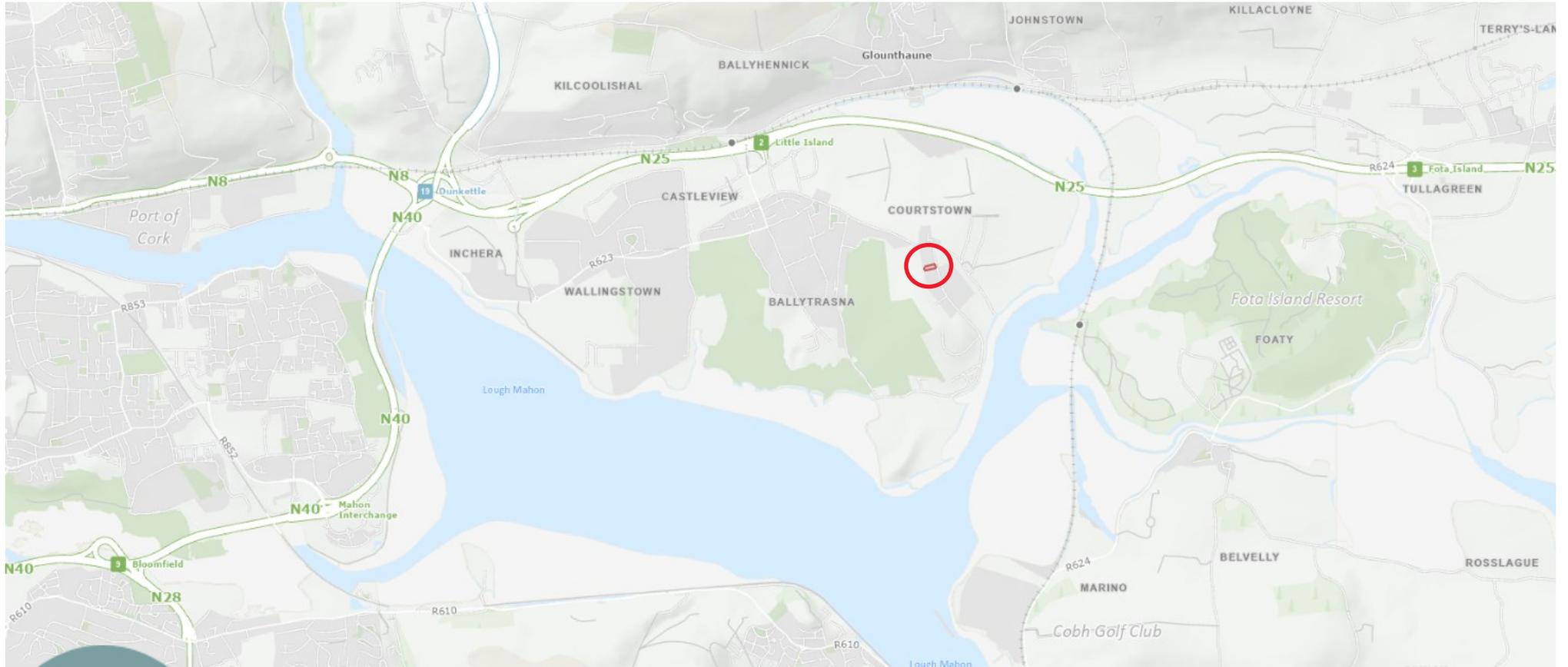


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Fully upgraded unit in a strategic location with great accessibility and connectivity on an attractive site to the east of Cork City.

**LOCATION MAP**



**For Further Information:**

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Viewing Strictly by appointment with the sole agent Cohalan Downing.

**Cohalan Downing**

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