

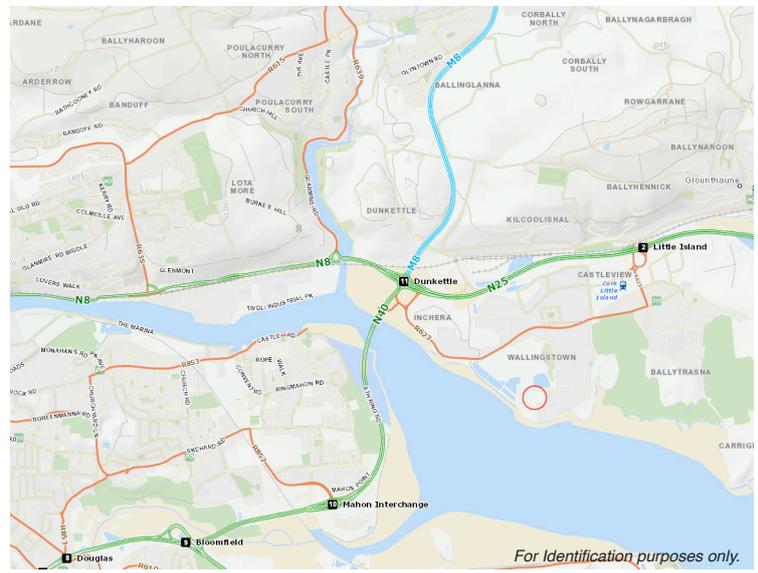
## To Let

### Modern Warehouse Unit, Wallingstown, Little Island, Co. Cork.



- Standalone detached building on a secure site of c.1.20 acres
- Gross External Area of approx. 1,861 sq. m. (20,031 sq. ft.) with additional first floor office space of c. 119.82 sq. m. (1,290 sq. ft.)
- The property benefits from two electric roller shutter doors and a loading bay
- Office space over two floors consisting of board rooms, cellular offices, kitchenette and open plan office space
- Eaves height of approx. 6.60 m and apex height of approx. 7.3 m

BER D1



## Location

Wallingstown is located on the south side of Little Island, approx. 8 kms east of Cork City. The property is located on the southern side of the R623 and is located approx. 2km south of the N25 and approx. 2.5kms east of the Jack Lynch Tunnel and the M8 Dublin – Cork Road. The property is situated in a predominantly industrial setting.

## Description

The subject property is a standalone detached warehouse facility on a secure site of approx. 1.20 acres. The Gross External Area (GEA) is approx. 1,861 sq. m. (20,031 sq. ft.) with additional first floor office space of 119.82 sq. m. (1,290 sq. ft.). The total ground floor warehouse area extends to approx. 1,743 sq. m. (18,762 sq. ft.).

The property is completed to the highest of standards and consists of a loading bay, two roller shutter doors and a cold storage room. There is office accommodation to the front of the property over two floors extending to approx. 237.6 sq. m. (2,557 sq. ft.). The office space consists of toilet accommodation, board rooms, cellular offices, kitchenette and open plan office space. The offices have storage heating, suspended ceilings, and carpet flooring.

## Floor Area

Description	Size (Approx. Sq. Ft.)
Total Gross External Area	1,861 sq. m. (20,031 sq. ft.)
First Floor Office	119.82 sq. m. (1,290 sq. ft.)
<b>Total Floor Area</b>	<b>1,980 sq. m. (21,322 sq. ft.)</b>



## Viewings

By prior appointment with the sole letting agents.

## Lease Terms

By negotiation.

## Rent

On application.

## BER

D1

## BER Number

800366403

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