

DEANROCK BUSINESS PARK, TOGHER, CORK



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An opportunity to acquire a substantial Business Park Investment Property (excluding Mr Bells) with the current tenants remaining unaffected in this high profile location.

The property offers a combined current rent roll of €144,600 per annum with an opportunity to increase revenues through strategic asset management.

The building extends to approx. 30,375 sq.ft and occupies an overall site area of approx. 1.4 acres/ 0.57 ha with some 70 car parking spaces.

This location provides immediate access to the South Link Road Network (N40), between Kinsale Road Roundabout and Sarsfield Road Roundabout.

Established occupiers include Rock Bingo, Fast Fit Tyres, Allen Barber & Life FM.

Viewings Strictly By Appointment With Sole Agents

FOR SALE

Location

The subject property is located off the Togher Road and Tramore Road, on the southern periphery of Cork City Centre. The property benefits from some 90 metres of frontage to the South Link Road Network (N40). Deanrock Business Park is positioned some 2.5 km west of the Kinsale Road Roundabout and 2 km east of the Sarsfield Road Roundabout.

Immediate occupiers include; DG Welders Equipment, Togher Pharmacy, Abbey Ville Veterinary Hospital, Deanrock Bar & Deanrock Technology Park.

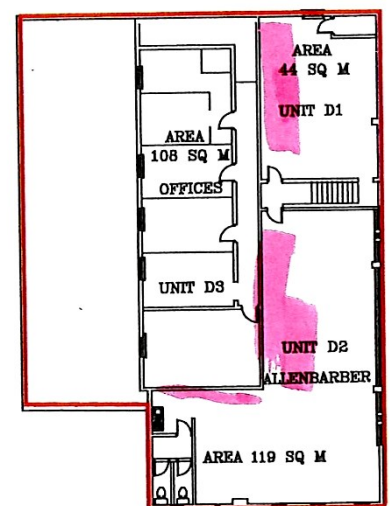
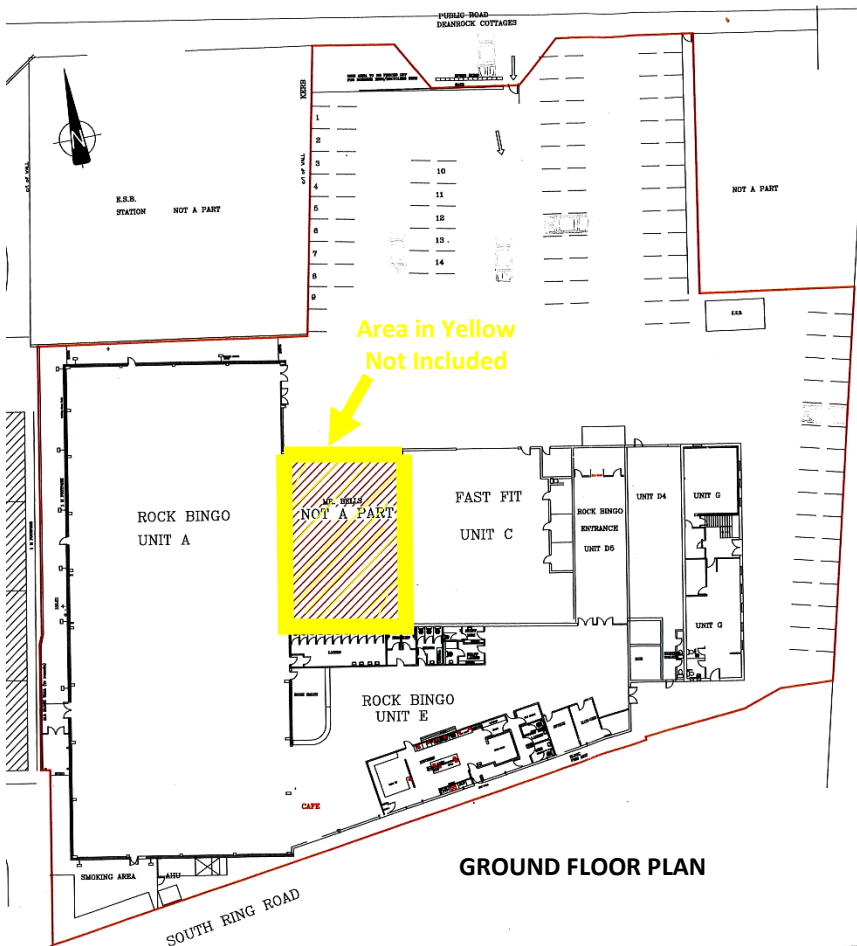
FOR IDENTIFICATION PURPOSES ONLY



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FIRST FLOOR PLAN

FOR INDICATIVE PURPOSES ONLY

Description

The offering comprises the Deanrock Business Park, laid out over ground and part first floor. Currently in mixed use to include a well established, state of the art Bingo Hall, commercial units and office accommodation. The majority of the Park is occupied with a current rent passing of €144,600 per annum and the offering affords an asset management opportunity to increase future revenues for a new purchaser.

The entire (excluding Unit B—Mr Bells) is for sale on an investment basis with the tenants remaining unaffected. The overall buildings extends to some 30,375 sq.ft/ 2,822 sq.m approx. with some 70 car parking spaces and occupies an overall site area of approx. 1.4 acres/ 0.57 ha.

Tenancy Synopsis

(Further lease details available strictly on request to identified parties)

Tenant	Unit	Lease Term	Approx Area	Rental Income
E3 Bingo Ltd	A, E, D5	15 Year Term from 2013, subject to a rolling 2 Year Tenant Only Break Option.	1,995 sq.m	€88,000 pa
Fast Fit	C	25 Year Lease from August 2004 with a Break in Year 10 - Not Exercised	300 sq.m	€35,000 pa
Life FM	G	9 Year 9 Month Lease from December 2006. Currently Overholding	128 sq.m	€12,000 pa
Allen Barber	D1 & D2 - 1st Flr	4 Year 9 Month Lease from August 2017	163 sq.m	€9,600 pa
n/a	D3 - 1st Flr & D4	n/a	236 sq.m	n/a
TOTAL			2,822 sq.m	€144,600

Solicitor:

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Viewing

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