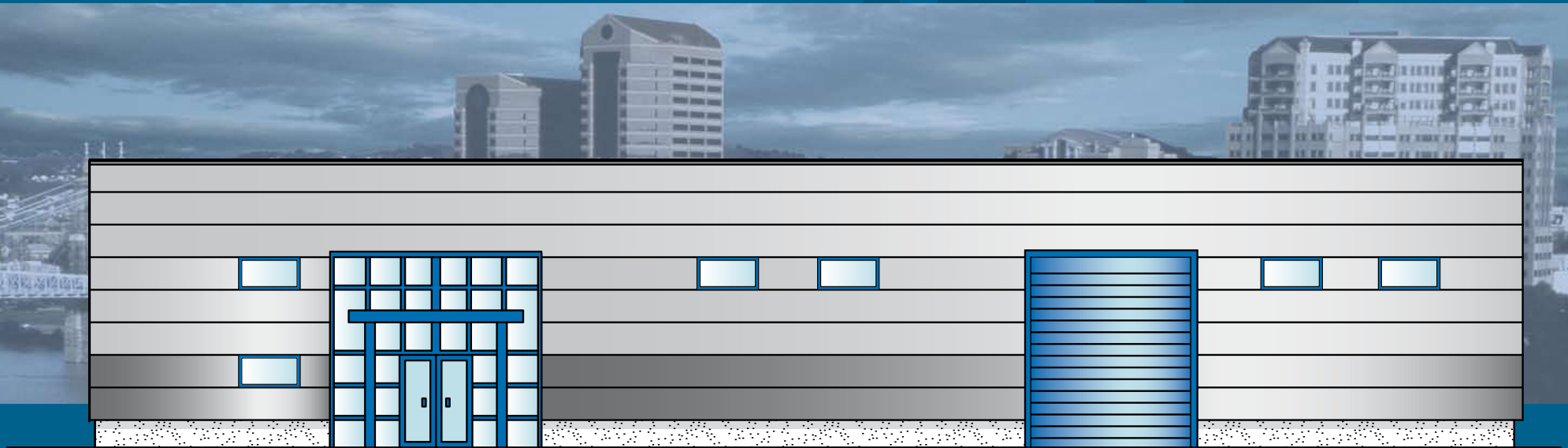


WESTGATE BUSINESS PARK

LEHENAGHMORE, CORK



TO LET



Units from 748 sq m to 2,732 sq m (8,047 sq ft to 29,400 sq ft)

WESTGATE BUSINESS PARK

LEHENAGHMORE, CORK

LOCATION

The property is situated on the southern side of Cork City approximately 3.5 km from the city centre. It is strategically located just off the South Ring Road (N25) approximately 2 km east of the Kinsale Road Roundabout. This is an established industrial and commercial area and neighbouring occupiers include Pulsar Direct, Colso and Total Produce.

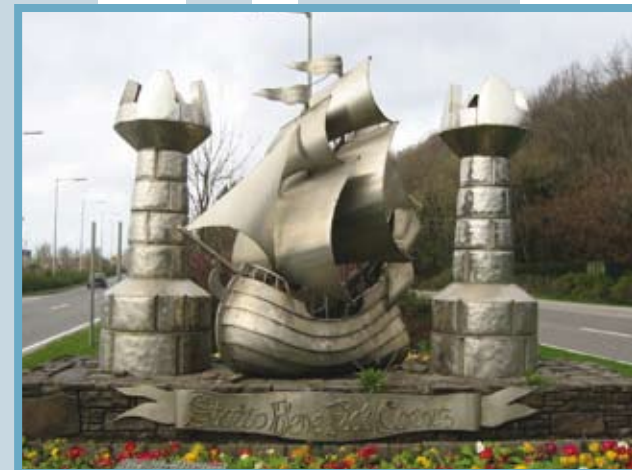
There is convenient access to the South Ring Road via Spur Hill and Sarsfield Road.

The Property

The development comprises of five warehouse / light industrial units in two main blocks, part of a larger new business park development on an overall site of approximately 6.5 hectares (16 acres) with access from Lehenaghmore Hill.

The buildings are constructed on steel portal frames with concrete block and metal clad walls and pitched insulated metal deck roofs. The internal head room to eaves is approximately 6 metres and there is a grade level loading door to each unit.

Unit 5 has a grade level loading door and a dock level loading door. A two storey office block can be incorporated into each unit if required.

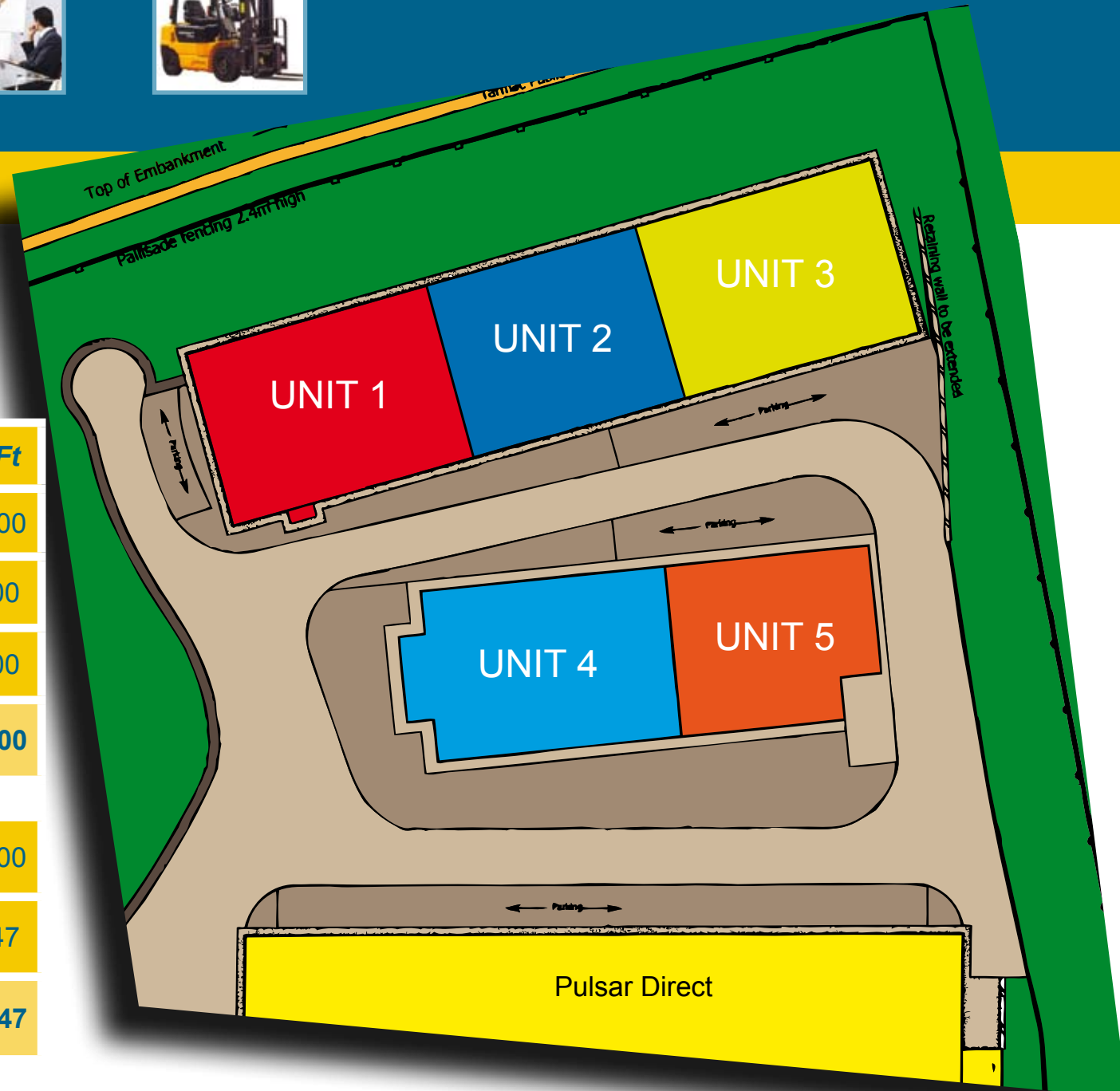




SITE LAYOUT PLAN

SCHEDULE OF AREAS

Unit No	Description	Sq M	Sq Ft
Unit 1	Warehouse	1,022	11,000
Unit 2	Warehouse	855	9,200
Unit3	Warehouse	855	9,200
Units 1-3 Total		2,732	29,400
Unit 4	Warehouse	1,108	11,900
Unit 5	Warehouse	748	8,047
Units 4-5 Total		1,856	19,947



WESTGATE BUSINESS PARK

LEHENAGHMORE, CORK

AGENT

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LOCATION MAP



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