To Let

Unit 1

Turners Cross Retail Park, Kinsale Road, Cork

Retail Warehouse Unit

c. 669sq.m. / 7,200sq.ft.
**Location:**

Turners Cross Retail Park is located on the Kinsale Road at the junction with the Tramore Road on the south side of Cork City Centre, c. 1 km north of the Kinsale Road / South Link Road Interchange.

Turners Cross Retail Park is an established successful Retail Park with Woodies, Homestore & More, Harry Corry, Kube Kitchens and Costa Coffee. DID Electrical is due to open early 2019.

The Retail Unit is in a high profile position directly in line with the entrance road to the Park.

![Retail Park Image]

**Accommodation:**

<table>
<thead>
<tr>
<th>Unit</th>
<th>Sq.m</th>
<th>Sq.ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit 1</td>
<td>669</td>
<td>7,200</td>
</tr>
</tbody>
</table>

**Description:**

Unit 1 comprises a corner retail warehouse unit totalling 669.0 sq.m. providing a rectangle shaped retail unit with corner frontage on to the main entrance road.

The Unit has the benefit of existing tenants fit out to include staff facilities and stores to the rear, alarm and high level lighting. The glazed shop front incorporates electric doors.

**Specification:**

- Double height unit with c. 6 m floor to roof clearance
- Glazed shop front
- Potential for mezzanine (SPP)
- Existing tenant fit out
PARTICULARS TO BE NOTED: Finnegan Menton for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. In the event of any conflict between the particulars and the contract or conditions of sale, the contract or the conditions of sale shall prevail. 2: All descriptions, dimensions references to conditions and any necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3: The particulars are set out as general guidance for the intending purchaser or lessor and do not constitute, nor constitute part of an offer or contracts. 4: No person in the employment of Finnegan Menton has any authority to make or give any representation or warranty whatever in relation to the property. Ordnance Survey Ireland Licence No. AU0000411. Subject to contract / contract denied. PSR Licence No. 001954. Brochure by www.evolution-visuals.com

Car Parking:
Ample customer parking available.

Rent:
On Application.

BER:
Pending.

Lease:
Available on new long lease.

Viewing:
By appointment only with sole agents Finnegan Menton
Contact Nicholas Corson or David Rowe on 01 614 7900