



## Unit 1B

Ballincollig Enterprise Park, Innishmore, Ballincollig, P31XN30

**End terrace warehouse unit with extensive parking and external storage. Two storey premises with large mezzanine floor.**

**382 sq m**  
(4,111.81 sq ft)

- Convenient location in Ballincollig town centre.
- Extensive office and storage space.
- Automated roller shutter door.
- Air conditioning.
- Secure external yard.
- Car parking exclusively for use by occupier.

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## Summary

Available Size	382 sq m
Rent	€28,000 per annum
Rates Payable	€3,491.55 per annum Based on 2025 valuation
Service Charge	N/A
Legal Fees	Each party to bear their own costs
BER Rating	C3 (150.49)

## Description

Lisney are pleased to offer this highly adaptable unit in Ballincollig Enterprise Park to the market. The unit comprises two floors of accommodation with the benefit of good carparking and a secure external yard. The premises was previously used for light manufacturing with ancillary offices and storage and can be adapted to a wide variety of commercial uses. Viewing is highly recommended.

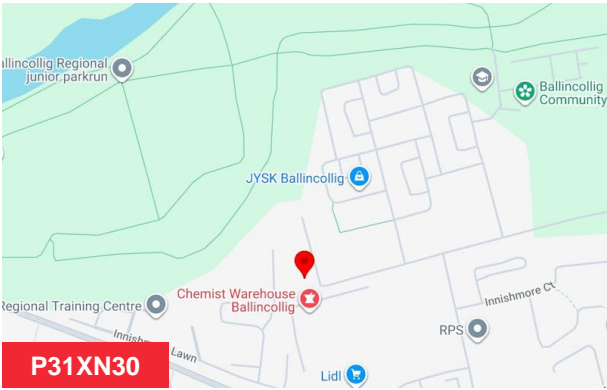
## Location

The property is situated in the town centre of Ballincollig to the rear of Lidl. The location offers ease of access to the N22 and Cork's South Ring Road.

## Accommodation

The accommodation comprises the following areas:

Name	sq m	Availability
Ground	219	Available
1st - First floor office and storage	163	Available
Total	382	



## Viewing & Further Information



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