

Ballyvolane Commercial Park, Ballyvolane Road, Cork, T23





ABOUT THE PROPERTY

High quality business park comprising of 35 warehouse, lockup and office units.

Fully occupied with current gross rental income of €232,000 per annum.

Park has benefitted from extensive investment and improvements in recent years.

Tarmacadam and Ashphalt surface internal roads.

Ideal location off the North Ring Road just 1.5km North of Cork city centre.

Excellent rental growth potential.

BER Ratings from A to G with some units certified exempt



LOCATION

Ballyvolane Commercial Park is situated just off the North Ring Road and is situated 500 meters west of the Ballyvolane Shopping Centre and 1 km east of Blackpoo Shopping Centre. The city centre is approximately 1.5km south.



DESCRIPTION

Lisney are proud to offer this high quality business park investment opportunity to the market. The Park comprises 35 units with a combined floor area of circa 2261 sqm situated on a site of circa 0.75 Hectares. The property offers a high yield investment with a historically high rate of occupancy. The park benefits from a central and easily accessible location just off the North Ring Road and within easy reach of the city centre. The park has benefitted from extensive investment in recent years with new units constructed on the Northern side of the site and extensive improvements undertaken throughout. Ellis House comprises an office building with 9 separate units and is in excellent condition with an A Energy Rating. Units Summary: Unit Number Floor Area (m²) UNIT 1 128.8 UNIT 2 92.6 UNIT 3 105.0 UNIT 4 28.8 UNIT 5 46.8 UNIT 6 119.60 UNIT 7 88.50 UNIT 8 88.2 UNIT 9 87 UNIT 10 89.3 UNIT 11 95.3 UNIT 12 44.5 UNIT 12A 50.1 UNIT 13 91.7 UNIT 14 91.5 UNIT 15 134.5 UNIT 16 108.3 UNIT 17 80.6 UNIT 18 88.3 UNIT 19 95.25 UNIT 20 95.8 UNIT 21 103.5 Prefab 20 Ellis House 277 (9 Units) Prefab 30 Total 2261 sq.m



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ZONING

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TITLE







Ballyvolane Commercial Park, Ballyvolane Road, Cork, T23 AVR7





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BALLYVOLANE COMMERCIAL PARK

For information on Units
Contact: 087 7730019



1 Solar Windows

5

9 George Buckley Motors

13 CP Plasterers

17 The Crepeman

21 The Laundry Basket

2

6 Peacock Fitted Furniture

10 Ceiling Tile Suppliers

14 Cork Fitted Furniture

18 Ideabox

22 EMH Technical Services

3 Vitaflor

7 AD Services

11 O'Shea Pipe Fitting

15 Cork Motorcycle

19 Drummond Quality Foods

23 Fenix

4 Peacock Fitted Furniture

8 George Buckley Motors

12 Henley Construction
Conor O'Brien

16 Best of Buds

20 ROC Fitness

24 Aontach Jiu Jitsu





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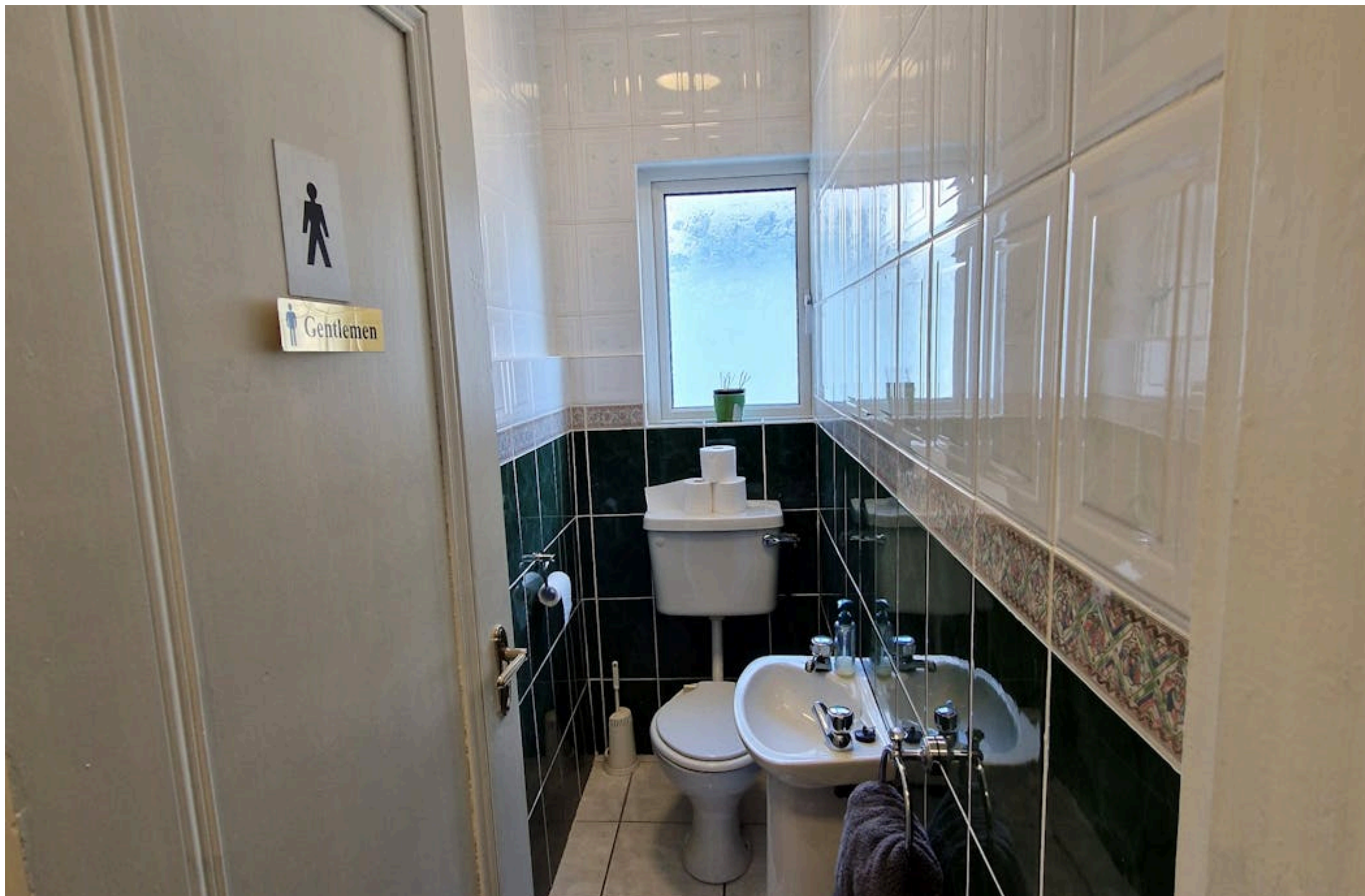
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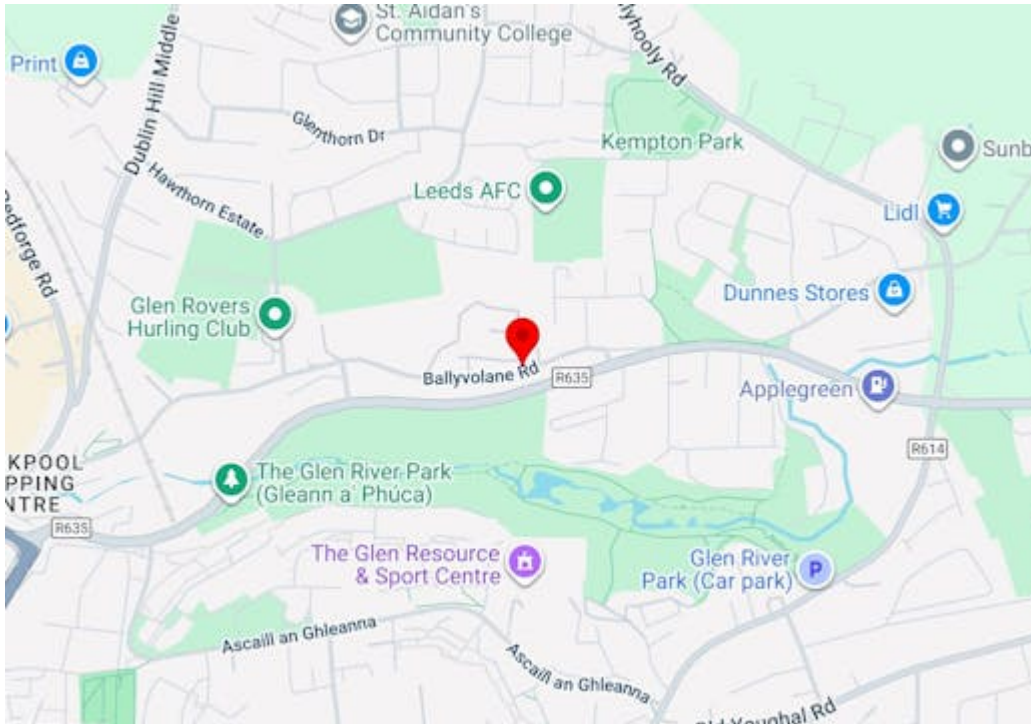
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BER INFORMATION

BER



For further information

Viewing Strictly by appointment with the sole letting agent Lisney.

Lisney Commercial Real Estate

St. Stephen's Green House,

Earlsfort Terrace, Dublin 2, D02 PH42

Tel: +353 1 638 2700

Email: dublin@lisney.com



lisney.com @LisneyIreland

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.

