

FOR SALE

**Unit 11A & 11B
City Link Industrial Park
Forge Hill
Cork
T12 R206**



EVOLVE



APPROX. 951.7 SQ M / 10,245 SQ FT GEA



**LOCATED IN AN
ESTABLISHED
BUSINESS PARK
ON FORGE HILL
CLOSE TO ALL
MAJOR NATIONAL
ROAD NETWORKS**

**UNIT
11A**

**UNIT
11B**

PROPERTY HIGHLIGHTS

- For sale with vacant possession and fully fitted, the property is available for immediate occupation
- Mid terrace industrial units that are internally interconnected at both ground and 1st floor level
- Unit 11A provides for industrial warehousing and mezzanine level storage. Unit 11B provides for ground and 1st floor office accommodation and staff services.
- 10 dedicated car parking spaces and roller shutter door access for HGV deliveries
- Strategic location off the South Link Ring Road between the N40 and N27, close to the Kinsale Road Roundabout
- Neighbouring occupiers include Forge Hill Recycling, National Event Hire and Blackwater Motors

ACCOMMODATION

UNIT 11A	SQ M	SQ FT
Ground	369.9	3,979
Mezzanine	164	1,765
TOTAL	533.7	5,744

UNIT 11B	SQ M	SQ FT
Ground	211	2,272
First	207	2,229
TOTAL	4118	4,501

COMBINED	951.7	10,245
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NB: Measurements provided are for guidance purposes only. Purchasers should engage professional advice in relation to the property which will be sold as seen.



LOCATION

City Link Industrial Park is situated on Forge Hill in Togher, approx. 2.5 km south of Cork City Centre. The property benefits from excellent access to local road network connections such as the N40 and South Link Ring Road, to all national road networks via the Dunkettle Interchange, Cork International Airport and Ringaskiddy, both of which are approx. 10 to 20 minutes drive from the industrial park.

DESCRIPTION

The property is well presented and has been well maintained by the previous occupier who has upgraded the windows throughout during their tenure. Accommodation includes warehousing and racking space, a work shop, mezzanine level storage and comms room, a mix of open plan and private offices, a staff canteen and a kitchenette. Units 11A and 11B are interconnected at ground floor level and each benefit from independent access. There is a roller shutter door in Unit 11A.

City Link is a well established industrial and business park providing occupiers with secure accommodation close to all major road connections and amenities. Occupiers in the park include Horgan's Shipping, Southern Tapes & Packaging, Down2Earth Materials, Boot's Specialties, MJ Spillane Flooring Ltd and National Event Hire Ireland. Neighbouring occupiers include Forge Hill Recycling and Blackwater Motors.



TENURE

Vacant possession

VIEWINGS

Strictly by prior appointment with sole agents
Cushman & Wakefield | Evolve

PRICE

POA and for sale by way of Private Treaty

BER

BER D1

BER Rating: D1

BER Number: 801070327

CONTACT

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