



Downey McCarthy

THE PEOPLE YOU CAN TRUST

Unit 8, City North Business Park, Dublin Hill, Cork



AMV: €495,000

60 South Mall, Cork.

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PSRA No. 002584

ERA Downey McCarthy take great pleasure in bringing to the market this well located and well presented end-of-terrace industrial unit available for immediate occupation.

City North Business Park is strategically located on the East side of Dublin Hill, approximately 3 km to the North of Cork city centre. From here convenient access is available to the N20 Cork - Limerick road, M8 Cork - Dublin motorway and all other arterial routes via the Jack Lynch Tunnel and the N40 South Ring road. Deep water port facilities are available at Ringaskiddy which lies approximately 15 km to the South-East while Cork Airport remains within approximately 11 km to the South.

Unit 8 City North Business Park comprises an attractive end-of-terrace industrial unit with perimeter parking within a well maintained, purpose built business campus.

The unit is of steel portal frame construction supporting a pitched, insulated, metal deck roof with part translucent roof panels. Ground floor perimeter walls are formed in concrete blockwork with a forticrete façade and dashed elevations elsewhere, while first floor perimeter walls are of insulated wall panel construction. The only party wall is of concrete block 'on-flat' construction from floor to ceiling. The building boasts an internal eaves height of 7 meters and is served by 1 roller shutter goods access door and 1 personnel door. Internal finishes include 2 storey office accommodation and a mezzanine floor (timber sheeting on steel frame) with forklift loading access.

Features:

- Convenient location
 - Perimeter car-parking
 - 7 meter internal eaves height
 - 2 storey office accommodation
 - Mezzanine floor
 - LED lighting
 - Mains water & drainage
 - Service Charge €3,000 p.a.
 - Rates €4,500 p.a. approx.
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| ACCOMMODATION

Warehouse Area - 221.25 sq.m.

Ground Floor Office Accommodation - 62.54 sq.m.

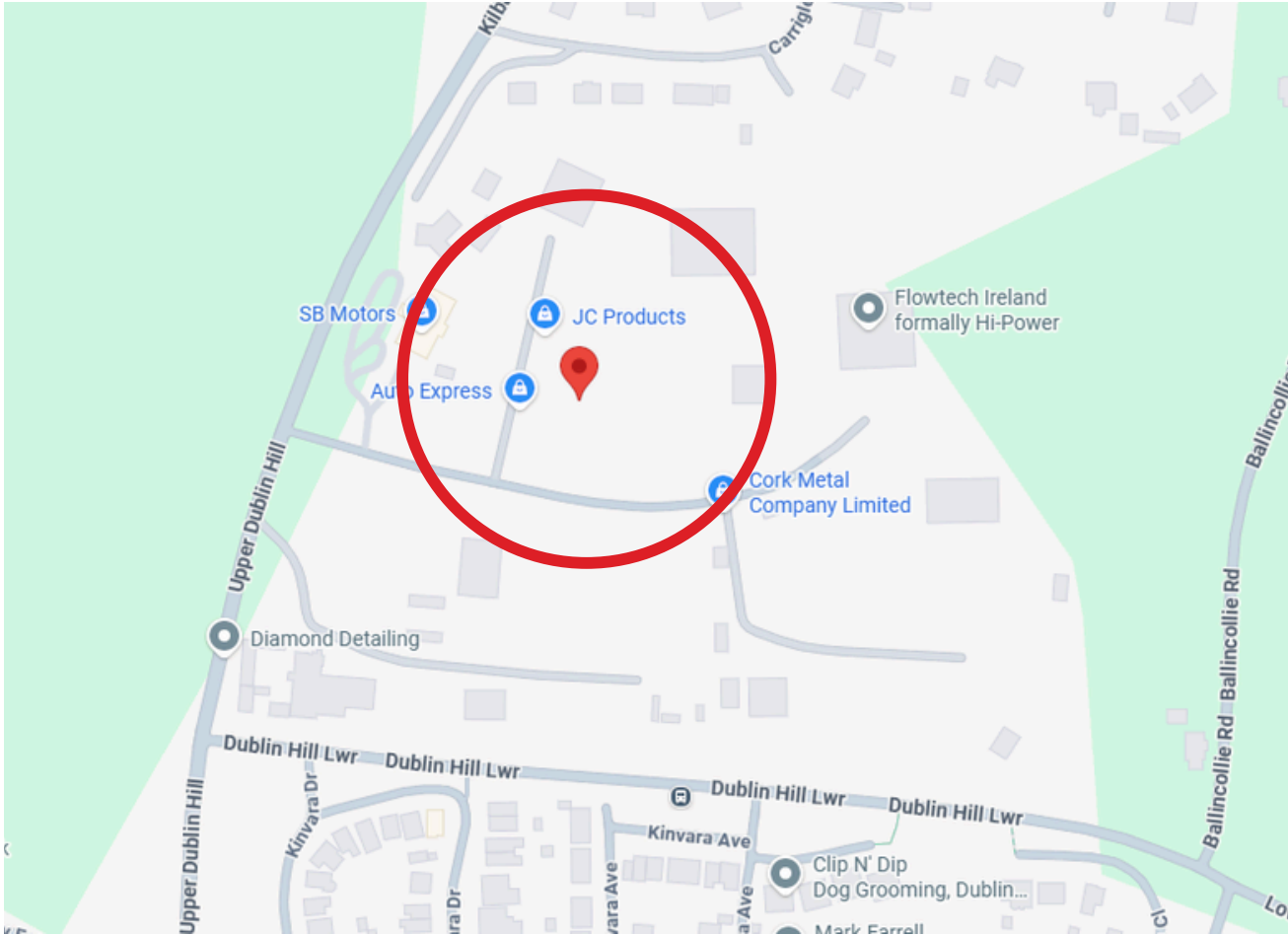
First Floor Office Accommodation - 62.54 sq.m.

Mezzanine Floor - 198.67 sq.m.



| DIRECTIONS

Please see Eircode T23 FX22 for directions.



| ALL ENQUIRIES TO:

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