

**TO LET**

**Warehouse Premises,  
Monahan Road, Cork.**



**Warehouse Premises  
1,552 Sq M (16,715 Sq ft) approx.**

**Property Highlights**

- Substantial warehouse facility to let
- Single storey steel portal frame warehouse building on a regular site of 0.28ha (0.7 Acres) approx. with parking and circulation areas
- Accessible warehouse location on Monahan Road close to Cork City, South City Link Road and all other routes
- Loading access provided by roller shutter doors and the building has 6.1m eaves height
- Available in one lot

**Contact**

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## The Location

The property is conveniently located on Monahan Road close to the junction with the Link Road, connecting Centre Park Road to Monahan Road. Situated in South Docklands, 3Km east of the city centre. Established commercial location with a mixture of warehousing, industrial and office uses in the area. The South City Link Road (N27) is 1Km to west and provides access to all main arterial routes via the South Ring Road (N40).

Nearby occupiers include Cleve Quarter & Business Park, Monahan Road Business Park, Rehab, JW Green & Co, former Bord Na Mona facility, Freefoam, Tellengana House and the Cube (Phoenix House) office buildings

## Description

Comprising of large warehouse premises on a 0.28 ha (0.7 acres) site. Primarily open warehouse space with some office, storage, WC facilities. There is an eaves height of 6.1m and the property benefits from three phase power and 5 roller shutter doors with goods access to the side of the building.

Ample Car parking and circulation area is provided.

## Lease Terms

On application

## Accommodation

The approximate footprint floor area of the property are as follows

Floor Area	sq m	Sq ft
Footprint	1,552	16,715
Additional First Floor Office	200	2,152

## BER details

BER Rating: C2

BER No 800755068

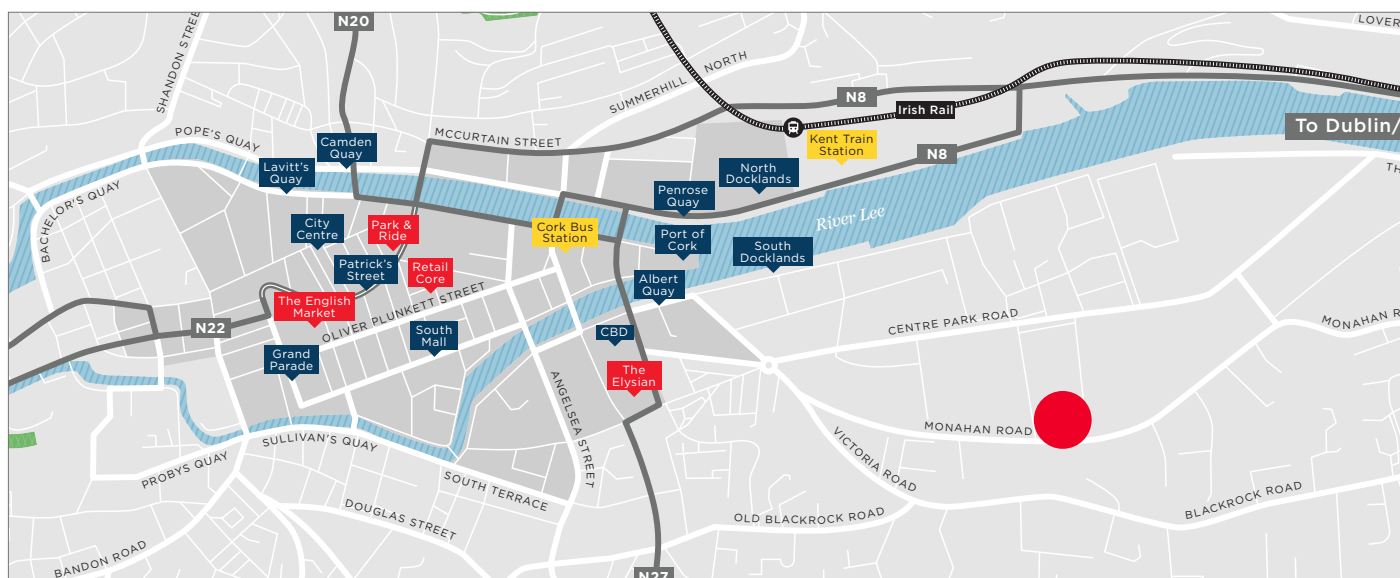
Energy Performance Indicator: 181.67 kWh/m/yr

## Guide Rent

On application.

## Viewings

View by appointment with the sole agents  
Cushman & Wakefield.



Cushman & Wakefield  
No. 6 Lapp's Quay  
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