

Units 1- 2 Churchfield Industrial Estate, John F Connolly Road,
Churchfield, Cork. T23 EK28



Modern Light Industrial Units on Secure Site - FOR SALE / TO LET



ABOUT THE PROPERTY

GEA of 26,477 sq ft (2,460 sq m) approx. between 2 buildings laid out over ground and lower ground floor levels on a secure site of 1.06 acres (0.43 ha) approx. with scope for further on site development (SPP), if required.

Minimum Eaves height of 5.6 metres in main warehouse sections

High quality, modern, light industrial/commercial unit in an established location

Fitted with security alarms and fire alarms.

Multiple grade level loading doors with excellent circulation and marshalling space



LOCATION

Units 1 & 2 were originally developed in 2022 and occupy a strategic location in Churchfield Industrial Estate, off John F. Connolly Road on the north side of Cork city with ease of access to the city centre, the N8 which links to the M8 (Cork - Dublin) and the N25 (Cork-Waterford), the N20 (Cork - Limerick) and the North Ring Road.

This is an established light industrial / commercial hub where neighbours of note include Kilkenny Group, Right Price Tiles, Ashgrove Recycling, Cork Mini Skips, Exchange Business Park, The Telephone Exchange, and Lidl.

The ever expanding Apple campus is a mere 2kms to the west.



DESCRIPTION & ACCOMMODATION - GEA

- > Unit 1 has GEA of some 13,187 sq ft (1,225 sqm) laid out as a ground floor warehouse with a minimum eaves height of approximately 5.6 metres and two roller shutter loading doors, one to the southern elevation, at grade level, and one to the eastern elevation, which is a dock leveller loading facility. Each door measures 4m X 4m.
- > Unit 1 also has a steel framed, timber decked mezzanine floor, providing additional storage of 4,336 sq.ft (403 sq.m) approx.
- > The lower ground floor warehouse has a minimum eaves height of approximately 2.5 metres and a grade level roller shutter loading door to the north elevation, measuring 2.9m X 2.25 m. The unit benefits from a service block with W.C.'s.

- > Unit 2 has GEA of some 13,290 sq ft (1,235 sqm) laid out as a ground floor warehouse with a minimum eaves height of approximately 5.6 metres and two grade level roller shutter loading doors, to the south and west elevations. Each door measures 4m X 4m.
- > Unit 2 also has a steel framed, timber decked mezzanine floor, providing additional storage of 4,096 sq.ft (381 sq.m) approx.
- > The lower ground floor warehouse has a minimum eaves height of approximately 3.2 metres and a grade level roller shutter loading door to the north elevation, measuring 2.9m X 2.25 m. The unit benefits from a service block with W.C.'s.
- > Both Units benefit from a secure yard and ample external circulation space.

Unit 1	Sq Ft	Sqm
Ground Floor Approx.	8,772	815
Lower Ground Floor Approx.	4,415	410
Total Approx.	13,187	1,225

Unit 2	Sq Ft	Sqm
Ground Floor Approx.	8,824	820
Lower Ground Floor Approx.	4,466	415
Total Approx.	13,290	1,235







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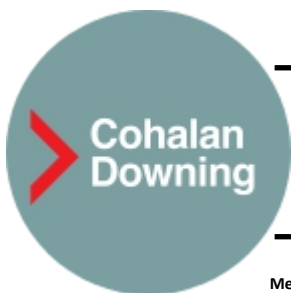


Modern units in a strategic location with great accessibility and connectivity on a secure site to the north of Cork City Centre.

BER INFORMATION



LOCATION MAP



For Further Information:

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Viewing Strictly by appointment with the sole agent Cohalan Downing.

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