



Downey McCarthy

....the people you can trust

Midleton Business & Enterprise Park, Dwyer's Road, Midleton, Co. Cork



EXCITING INVESTMENT/ DEVELOPMENT OPPORTUNITY

ERA Downey McCarthy are delighted to present to the market this exciting investment/development opportunity within Midleton Business & Enterprise Park. Comprising of 28 individual units on a site extending to c. 5.25 acres with a current rent roll of c. €72,000 per annum from 6 tenants. Existing tenants include The Department of Social Protection, Cascade, WRS Furniture, Vertex, MFCL & Mercury (Tenants Unaffected).

- **Site extends to c.5.25 acres with accommodation extending to c. 8,164 sq m.**
- **Current Rent Roll c.€72,000 per annum from 6 tenants.**
- **28 individual units of which 22 units are currently vacant.**
- **Significant opportunity to increase rent roll.**

BER B2 G

AMV: €750,000

60 South Mall, Cork.

Tel: 021 4905000 | **Fax:** 021 4905005

Email: info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

Location

Midleton Business & Enterprise Park is located on Dwyers Road just off Midleton town centre. The property forms part of a larger industrial estate located immediately east of Dwyers Road and west of the Waters Edge development. There are also a number of nearby residential developments and the location is within walking distance of Midleton Town Centre.

Zoning

Town Centre and mixed uses in the current Midleton Town Development Plan.

Tenancy Schedule:

Unit	Tenant	Annual Rent
1	Social Welfare office	€19,050
2	Cascade Ltd	€7,019
4	WRS Furniture	€3,601
7	Vertex	€4,820
24A	Midleton Fitness Centre Ltd.	€20,250
24B	Midleton Fitness Centre Ltd.	€6,975
25	Mercury Food Distribution	€10,293
Total		€72,008

Accommodation Schedule

Unit	Type	Sqm	Sq Ft	Status
1	Office	142	1524	Occupied
2	Warehousing /Industrial	475	5108	Occupied
3	Warehousing /Industrial	2085	22447	Vacant
3A	Warehousing /Industrial	86	925	Vacant
4	Warehousing /Industrial	74	796	Occupied
5	Warehousing /Industrial	54	584	Vacant
6	Warehousing /Industrial	57	614	Vacant
7	Warehousing /Industrial	112	1205	Occupied
8	Warehousing /Industrial	112	1203	Vacant
9	Warehousing /Industrial	113	1217	Vacant
10	Warehousing /Industrial	89	960	Vacant
11	Warehousing /Industrial	339	3650	Vacant
12	Warehousing /Industrial	693	7459	Vacant
13	Warehousing /Industrial	117	1264	Vacant
14	Warehousing /Industrial	111	1197	Vacant
15	Warehousing /Industrial	115	1237	Vacant
16	Warehousing /Industrial	115	1233	Vacant
17	Warehousing /Industrial	229	2461	Vacant
18	Warehousing /Industrial	73	788	Vacant
19	Warehousing /Industrial	181	1943	Vacant
20	Warehousing /Industrial	182	1956	Vacant
21	Warehousing /Industrial	180	1939	Vacant
22	Warehousing /Industrial	406	4366	Vacant
23	Warehousing /Industrial	428	4607	Vacant
24	Fitness Centre	1208	13005	Occupied
25	Warehousing	348	3745	Occupied
26	Warehousing /Industrial	48	517	Vacant
27	Warehousing /Industrial	49	524	Vacant
Total		8,164	91,542	

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Agents



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Disclaimer

The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.