

Unit 1, Monastery Road Business Park, Monastery Road, Rochestown, Cork



SUPERB END-OF-TERRACE INDUSTRIAL UNIT

ERA Downey McCarthy take great pleasure in bringing to the market this superb end-of-terrace industrial unit on a spacious and secure site.

Monastery Road Business Park is located approximately 9 km to the south east of Cork city centre. It sits on the north side of Monastery Road which links the L2474 with Passage West. This is a convenient suburban location which offers easy access to all main arterial units and Cork International Airport via the N28 and N40 (South Ring Road), while deep water port facilities are available at Ringaskiddy approximately 10 km further to the south-east.

AMV: €450,000

BER D2

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

Unit 1 Monastery Road Business Park comprises an end-of-terrace industrial unit dating from the 1960's. Construction is of concrete portal frame supporting a twin-skin insulated asbestos roof, which incorporates approximately 30% of translucent roof panelling. Perimeter and party walls are of concrete block construction with all external elevations being finished in a dash render. There are sliding goods access doors to each end of the building while office accommodation and w.c. facilities are provide in two separate, pre-fab additions. The property is presented in immaculate condition and is available for immediate occupation.

Features include:

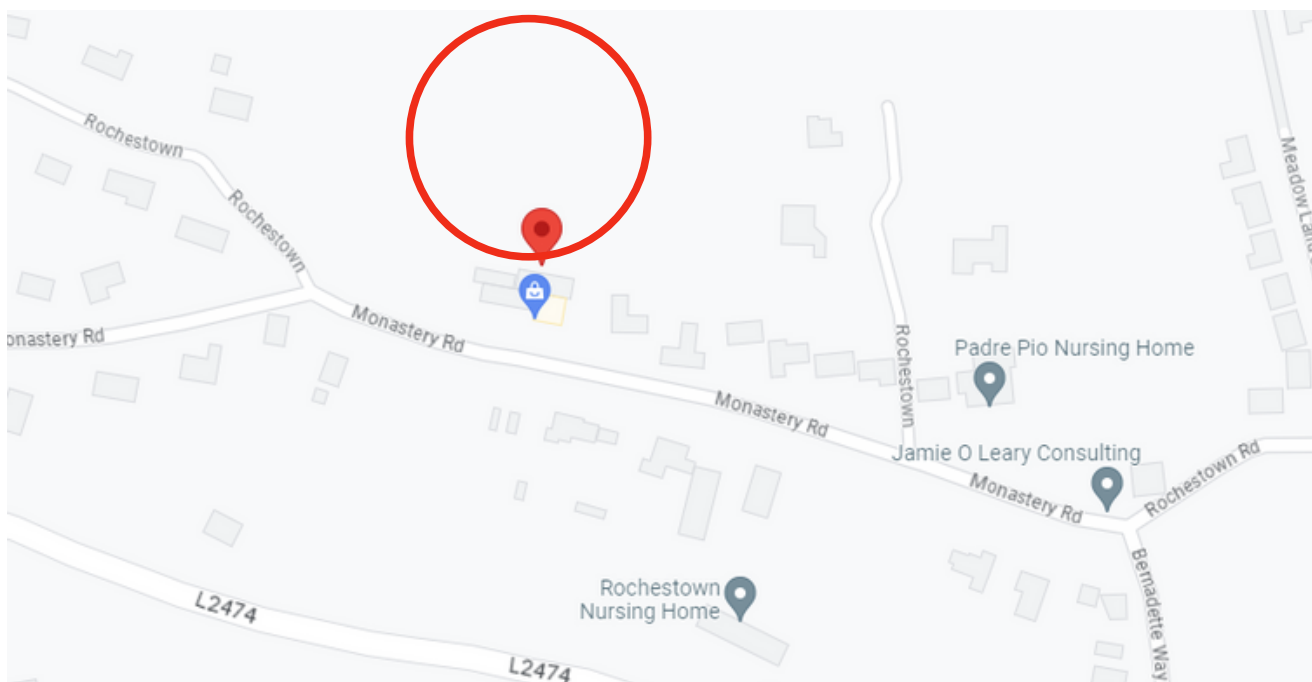
- Convenient location
- Secure site
- Fully alarmed
- CCTV
- Spacious surfaced yard with generous parking
- 3 phase power / 40KVA
- OFCH
- 3m eaves height
- Compressor with perimeter air-line
- Full freehold title

| ACCOMMODATION

Gross external floor area 557.4 sq.m. (6,000 sq.ft.)

| DIRECTIONS

Please see Eircode T12 CC02 for directions.



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.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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