

Unit D1, Grange Industrial Estate, Ballycurreen, Frankfield, Cork



SUPERBLY LOCATED AND NEWLY REFURBISHED INDUSTRIAL WAREHOUSE

ERA Downey McCarthy are delighted to launch this superbly located and newly refurbished industrial warehouse for lease.

Unit D1 occupies a prominent position within Grange Industrial Estate, Ballycurreen on the south side of Cork city. This is a well established and sought after, industrial, warehouse and trade counter location which lies adjacent to the N27 (Airport Road) and the N40 (South Ring Road) in the suburb of Frankfield. From here, convenient access is available to all arterial routes via the South Ring Road & Jack Lynch tunnel, also to Cork International Airport and to deep water facilities at Ringaskiddy sea port.

AMV: €120,000 / year

BER C3

60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

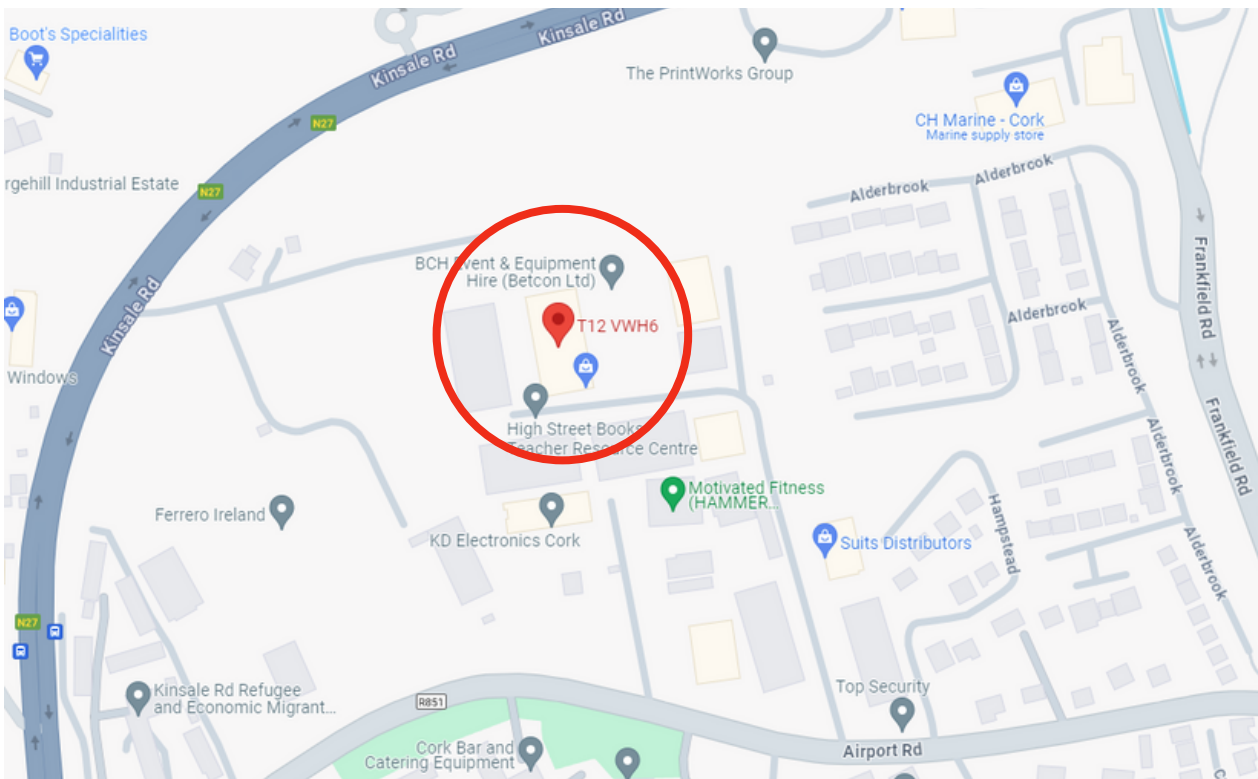
The property comprises a newly refurbished 'L' shaped industrial warehouse facility with a footprint of c.800 sq.m. and forms part of a block terrace of four units. Ample perimeter parking is available to three sides of the building and a large communal concrete yard area provides for turning circles, truck parking etc. Construction is of steel portal frame with a pitched metal deck roof incorporating translucent roof panels. Perimeter walls are finished in part forticrete with steel cladding over and all party walls are formed in concrete blockwork. The building has an internal eaves height of 7.25 meters and boasts no less than 13 No. goods access doors, together with 4 No. personnel doors. Full refurbishment works have recently been completed to include ground and first floor office accommodation, controlled ambient temperature zones and open plan warehouse with full racking available. Rateable Valuation €190.46.

| ACCOMMODATION

Open plan warehouse area: 536.90 sq.m.
Controlled ambient temperature zone 1: 97.09 sq.m.
Controlled ambient temperature zone 2: 132.11 sq.m.
Ground floor office area: 28.16 sq.m.
First floor office area: 73.57 sq.m.

| DIRECTIONS

Please see Eircode T12 VWH6 for directions.



60 South Mall, Cork.

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

PSRA No. 002584



| ALL ENQUIRIES TO:

Will Lyons MSCSI, MRICS
0876494740
will@eracork.ie



60 South Mall, Cork.

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

PSRA No. 002584