



Downey McCarthy
...the people you can trust

Unit 7, Kilbarry Business Park, Dublin Hill, Cork City



INDUSTRIAL UNIT FOR SALE

Kilbarry Business Park is situated on the north side of Cork city, within c.2.5 km of the city centre. More specifically it lies on the west of Dublin Hill, between its junctions with Hawthorn Estate and Kinvara Park. It lies adjacent to the N20 (Cork - Limerick Road) and within c.7km of Junction 18 on the M8 (Cork - Dublin Motorway).

This a spacious low density business park which has been designed to a high standard to include a services infrastructure and landscaping to suit both manufacturing and international services sectors. Neighbouring occupiers include Wisetek, Glavloc Building Technology and Flex Ltd.

AMV: €250,000

BER D1

60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

Unit 7 Kilbarry Business Park comprises a well laid out, mid-terrace industrial unit with two storey office accommodation to front. The building is of concrete portal frame construction supporting a pitched, twin skin, insulated asbestos roof. Front elevation is formed in concrete blockwork and insulated panel cladding while all party walls are of concrete block. Internal eaves height extends to 5.66 meters and the unit is served by one roller shutter goods access door as well as two personnel doors. The two storey office element to the front of the building is formed in concrete blockwork and includes concrete floors throughout.

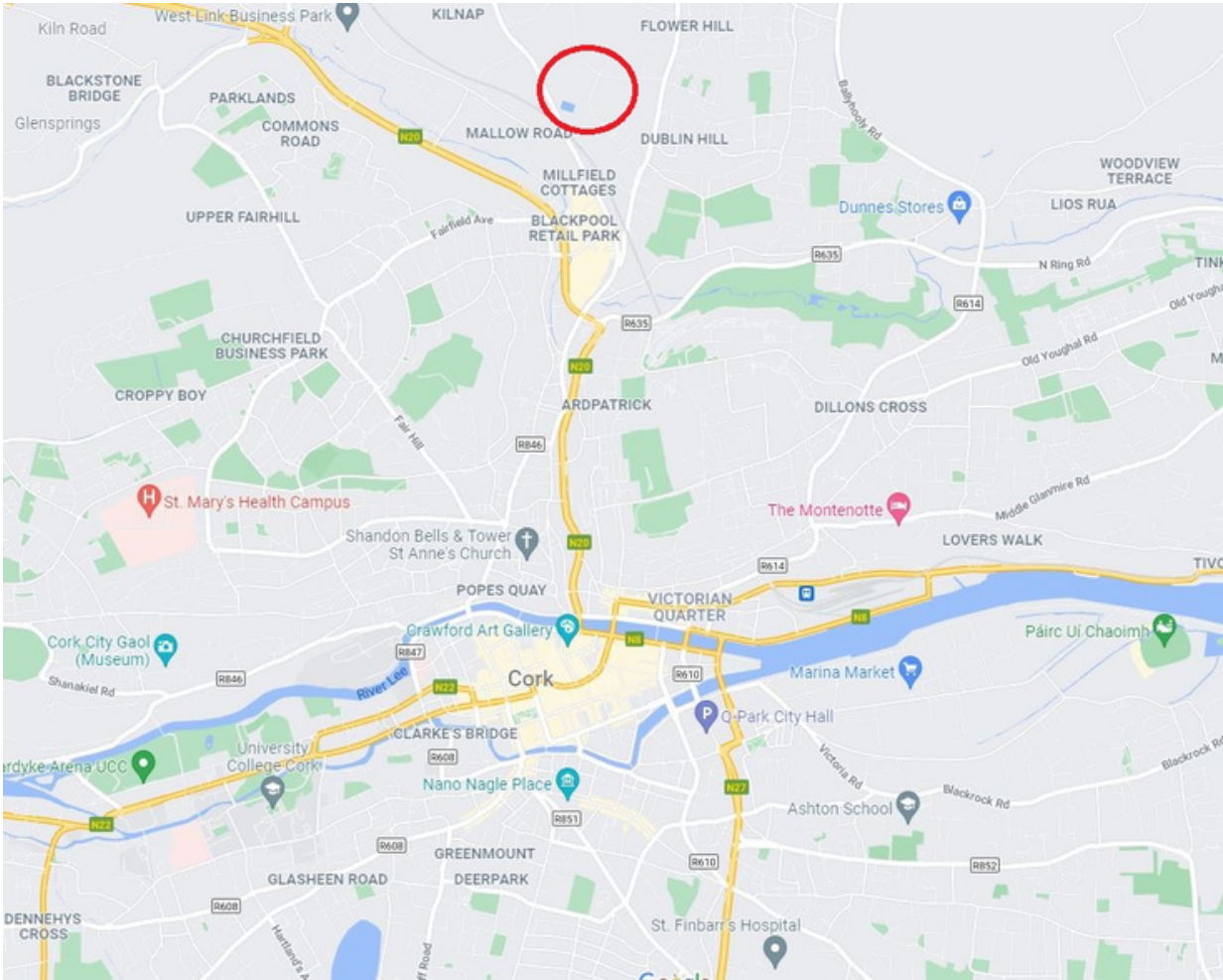
| ACCOMMODATION

Warehouse area - 415 sq.m.
Ground Floor Office - 70 sq.m.
First Floor Office - 70 sq.m.



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.

| LOCATION MAP:



| ALL ENQUIRIES TO:

Will Lyons MSCSI, MRICS

0876494740

will@eracork.ie



 **Downey McCarthy**
...the people you can trust

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.