

WAREHOUSE / COMMERCIAL PREMISES

UNIT 6/7 FRANKFIELD INDUSTRIAL ESTATE, CORK



021-427 5079

- Floor Area **Unit 6:** 372 sq. m (4,004 sq. ft) / **Unit 7:** 372 sq. m (4,004 sq. ft)
- Two adjoining single storey warehouse units with office /service block incorporated to the front.
- Extensive parking and circulation area.
- Eaves height approx. 5.8 metres and two loading doors.
- High profile location on Frankfield Road convenient to Kinsale Road Roundabout and South Ring Road network.
- Neighbouring occupiers include International Glass, CH Marine, Mary Coppinger and Hanleys Garden Centre.



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LOCATION

The property is situated on the south side of Cork city, adjacent to the Kinsale Road Roundabout. The property occupies a high profile location on Frankfield Road and neighbouring immediate occupiers include International Glass, CH Marine, Mary Coppinger and Hanleys Garden Centre.

DESCRIPTION

The property comprises two adjoining and intercommunicating single storey warehouse/light industrial units with office/service block incorporated to the front. The property is constructed on a steel frame with concrete block and metal clad walls, high pitched metal deck roof incorporating roof lights and concrete floor. The internal headroom to eaves in the warehouse area is approximately 5.8m and loading access is provided by means of a steel roller shutter loading door to the front of each unit.

RENT

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LEASE TERMS

Negotiable.

ACCOMMODATION

Unit No	Floor	Description	Sq M	Sq Ft
6	Ground	Canteen & toilet block	23.7	255
		Warehouse	348.3	3,748
		<i>Total</i>	<i>372.0</i>	<i>4,004</i>
7	Ground	Office/Service block incorporating open plan office, three private offices and ladies and gents toilets.	130.5	1,405
		Warehouse	241.5	2,599
		<i>Total</i>	<i>372.0</i>	<i>4,004</i>
Overall Total			744.0	8,008

SERVICES

All mains services are connected.

VIEWING

Strictly by appointment with joint agents **Lisney** (021) 4275079 & **Conor P O' Flynn & Associates** (021) -4274747.



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