

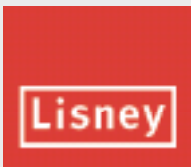
## WAREHOUSE UNIT WITH OFFICES CORK AIRPORT



021-427 5079

- Floor area approx. 673 Sq. M. (7,244 Sq. Ft.)
- Detached single storey warehouse building with adjoining two storey office /service block to the front and side.
- Prestigious location at Cork Airport.
- Convenient to the Kinsale Road Roundabout and South Ring Road network.
- Eaves height approx. 6.7m in the warehouse area.
- Front and rear loading access.
- Parking and circulation area to the front, airside access to the rear.





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**LOCATION**

The property is situated immediately adjacent to Cork International Airport. It is situated approximately 6km south of Cork city centre on the northern side of the airport complex just north of the main airport terminal building and to the west of the main multi storey car park. Immediate neighbouring occupiers include TNT and the international Airline Handling / Servisair.

**DESCRIPTION**

The property comprises a detached single storey warehouse building with adjoining two storey office / service block to the front and side. The property is constructed on a steel portal frame with concrete block and metal clad walls with forticrete finish externally, pitched double skin insulated metal deck roof incorporating roof lights and vents and concrete first floor. The internal headroom to the eaves in the warehouse area is approximately 6.7m. Loading access is provided by means of four up and over loading doors. Two of the loading doors have direct airside access. There is shared car parking and loading area to the front. The office / service block is finished internally with plastered and painted walls, carpet and part vinyl floor coverings and suspended acoustic tiled ceilings.

**ACCOMMODATION**

Floor	Description	Sq. M.	Sq. Ft.
Ground	Warehouse	390.5	4,203
	Entrance/Reception, open plan office, comms room and disabled toilet.	133.2	1,434
First	Two private offices, meeting room, staff canteen, ladies and gents toilets and locker rooms and store.	149.3	1,607
	<b>Approx Total</b>	<b>673.0</b>	<b>7,244</b>

**LEASE DETAILS**

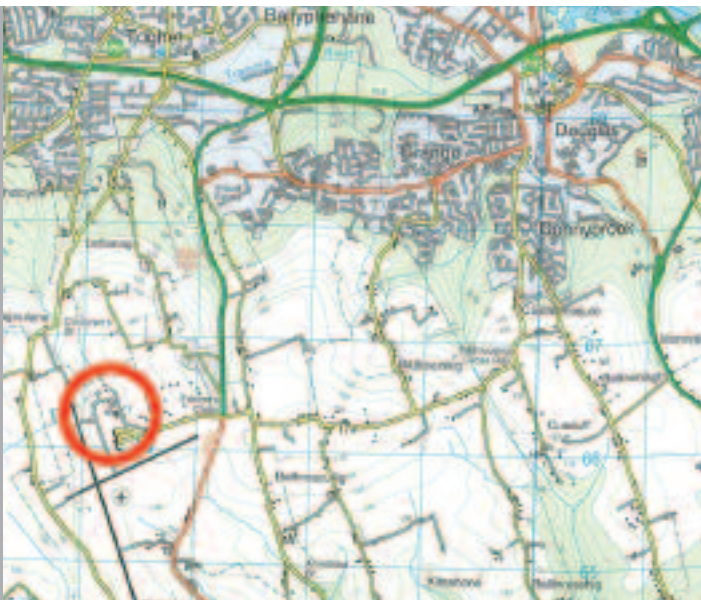
The property is currently held on a 21 year lease from July 1, 1998 with five year reviews. An assignment of this lease is available or alternatively a sub letting of the property will be considered. Subletting lease terms and rent are negotiable.

**SERVICES**

All main services are available to the property. Heating is provided by means of a gas fired central heating system and there are roof mounted gas fired heaters in the warehouse area.

**VIEWING**

Strictly by appointment with sole letting agents Lisney. Contact Edward Hanafin or David McCarthy on (021 4275079).



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**CORK**

1 South Mall, Cork.  
Tel: +353 21 427 5079  
Fax: +353 21 427 2405  
Email: cork@lisney.com

**OTHER OFFICES**

24 St. Stephen's Green, Dublin 2. Tel: +353 1 638 2700 Fax: +353 1 661 5086  
Email: dublin@lisney.com  
5 Linenhall Street, Belfast BT2 8AA. Tel: +44 2890 501 501 Fax: +44 2890 501 505  
Email: property@lisney-belfast.com

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