

OFFICE UNIT

UNIT 20 SOUTH RING WEST BUSINESS PARK,  
TRAMORE ROAD, CORK, T12 H6FA

BER C3



021-427 5079

- Building approx. 90 sqm (968 sqft)
- Modern, standalone two-storey unit
- Ideally located in South Ring West Business Park on Tramore Road with convenient access to the South Ring Road and all main arterial routes.
- High profile location close the South Ring Road just west of the Kinsale Road Roundabout



**LOCATION**

The property is situated approx. 2 km south of Cork city centre in an established commercial area overlooking the South Ring Road, just west of the Kinsale Road Roundabout.

Access to the property is from Tramore Road. Neighbouring occupiers include Roofmart, KWE, Hevac Ltd, Components Distributors, Amari and Irish Pride.

**DESCRIPTION**

The property comprises a modern detached office building. Accommodation is over two storeys with an office, canteen and toilet at ground floor level and an office and toilet at first floor level.

**ACCOMMODATION**

		Sqm	Sqft
Ground Floor	Office, canteen and toilet	45	484
First Floor	Office and toilet	45	484
<b>Total</b>		<b>90</b>	<b>968</b>

**PRICE**

On Application.

**BER INFORMATION**

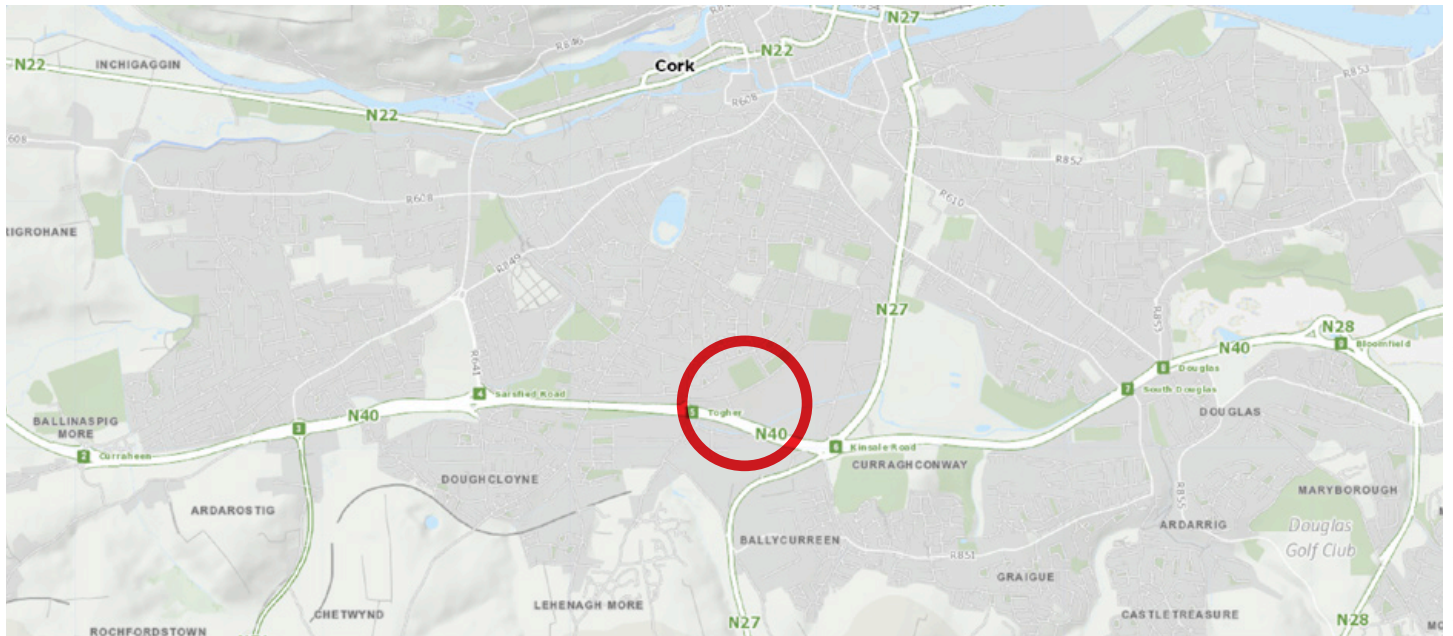
BER: C3  
 BER No.: 800596579  
 E.P.I.: 525.72 KwH/m2/yr

**FURTHER INFORMATION / VIEWING**

Strictly by appointment with the sole letting agent Lisney.  
 For further information please contact:

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.

