



Glanmire Industrial Estate

Glanmire, Cork, T45R863

Former Laboratory Building Suitable for a Variety of Uses

516.25 sq m

(5,556.87 sq ft)

- Detached single storey laboratory building on a secure site of approx. 0.24Ha (0.59ac)
- Designated parking for approx. 27 cars
- Potential to increase the floor area by adding a first floor subject to planning permission.
- Located in an established commercial park in Glanmire with convenient access to Cork city and M8 motorway

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Summary

Available Size	516.25 sq m
Price	Offers in the region of €425,000
Rates Payable	€12,181.63 per annum
Service Charge	N/A
Legal Fees	Each party to bear their own costs
BER Rating	G (800804494)

Description

The property comprises a detached single storey laboratory building on a site of approx. 0.24 hectares (0.59 acres). The building is in two main sections and internally it is sub-divided into a series of offices, laboratories and ancillary service accommodation. It is finished internally with a mix of carpet, vinyl and tile floor coverings, plastered and painted walls in the offices with mainly tiled walls in the laboratories and suspended acoustic tile ceilings incorporating lighting. There is air conditioning in the laboratories and in some of the offices. There are a series of outbuildings to the rear including stores and a boiler house. There is a concrete slab at first floor level over half the building with a potential to increase the floor area by adding a first floor subject to planning permission.

The building is situated on the southern part of the site and the northern part of the site is laid out as a surface carpark with 18 carpark spaces and a bin storage area. The carpark is enclosed with steel palisade fencing and double entrance gates. There are an additional 9 car spaces to the front of the building.

Location

The property is situated in Glanmire Industrial Estate, Glanmire, approx. 8km north east of Cork city centre. It is situated on the northern side of Glanmire in a cul-de-sac industrial estate just off the R639 Road, approx. 2km south of Junction 18 on the M8. This is an established commercial location with convenient access to the city centre and Dublin Road M8. Neighbouring occupiers in the immediate vicinity include Elis, Pat O'Donnell & Co., Evcore Gym, Dave Moran Office Supplies and St John Ambulance.

Accommodation

The accommodation comprises:

Floor/Unit	sq ft	sq m
Ground	5,556.87	516.25
Total	5,556.87	516.25

Title

Long Leasehold

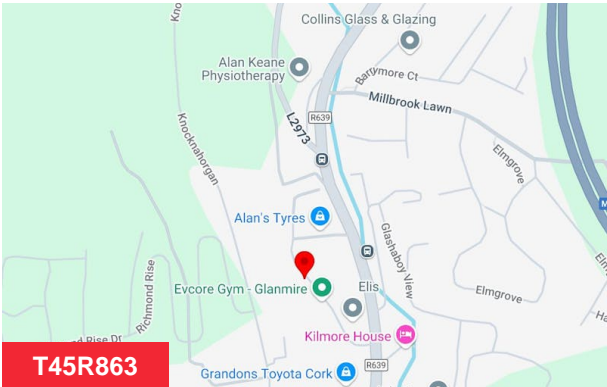
Viewing / Further Information

Viewing strictly by appointment with the sole letting agent Lisney.

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Viewing & Further Information



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