

FOR SALE / TO LET

**PRIME
MANUFACTURING/
WAREHOUSING
FACILITY**

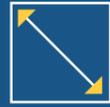
**KILBARRY BUSINESS PARK,
DUBLIN HILL, CORK**

11,287 SQ M / 121,492 SQ FT

**RARE OPPORTUNITY TO
ACQUIRE A SUBURBAN
MANUFACTURING/
WAREHOUSING FACILITY
EXTENDING TO 11,287
SQ M / 121,492 SQ FT
NEAR ALL MAIN
TRANSPORT ROUTES**



ASSET HIGHLIGHTS



SIZE

THE PROPERTY EXTENDS TO APPROX.

9,727 SQ M / 104,700 SQ FT

WITH AN ADDITIONAL 1,560 SQ M / 16,792 SQ FT WAREHOUSE FACILITY



SITE
APPROX.

4.06 HA / 10 ACRE
SITE



PARKING

AMPLE PARKING
FOR TRAILERS AND CARS



FOR SALE / TO LET

FOR SALE WITH THE BENEFIT OF

VACANT POSSESSION



SPECIFICATION

6 NO. DOCK LEVEL DOORS | **3 NO.** SURFACE ROLLER DOORS



EAVES

6 - 13 METRE
EAVES



CIRCULATION

**EXTENSIVE
CIRCULATION SPACE**
SURROUNDING THE BUILDING



A PROVEN LOCATION

Kilbarry Business & Technology Park is a c.77 hectare (c.190 acre) park located in Cork City, 3km from the city centre. The park has been designed to a high standard to include a services infrastructure and landscaping to suit both manufacturing and international services sectors. The property is also located adjacent to the N20 connecting Cork to Limerick and 8km to the Dunkettle Interchange, giving access to the M8, N25 and all other national road networks. Other surrounding occupiers include; Flex and Wisetek

**ESTABLISHED
COMMERCIAL LOCATION
WITHIN 3KM OF CORK
CITY CENTRE AND THE
N20 AND ONLY 8KM TO
THE M8 AND N25 ROAD
NETWORKS**



BUILDING SPECIFICATION

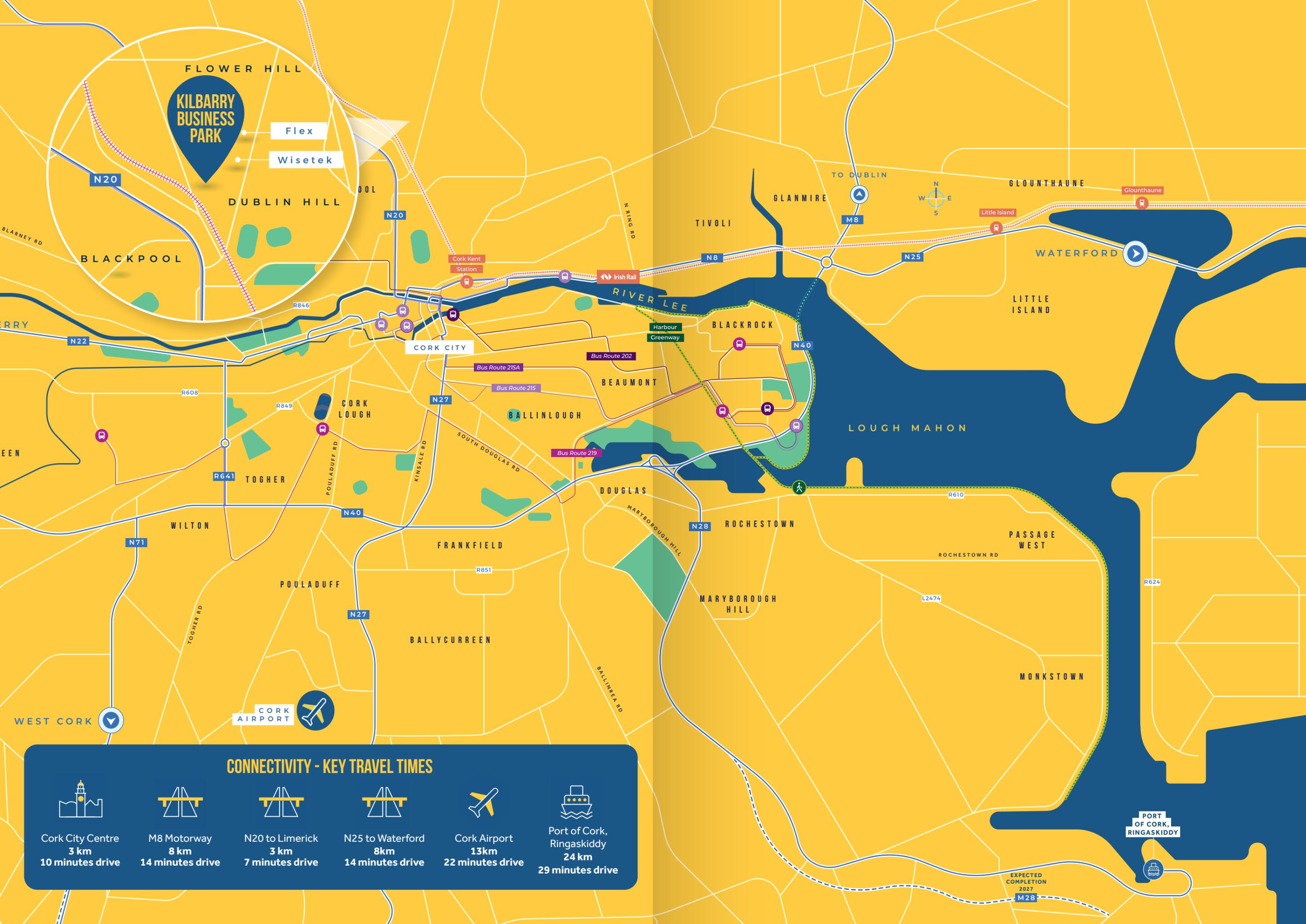
- » The property comprises a substantial detached industrial premises suitable for manufacturing and storage facilities.
- » Including approximately 15,000 sq ft of 13m eaves High Bay warehousing. This area is fully racked and has capacity to store up to 3,000 pallets. The sale/letting of the property will also include two tower forklifts to service this section of the building
- » A manufacturing hall that is a Class D/ISO8 Cleanroom
- » A warehouse that previously operated as an AEO approved facility
- » 6 No Dock Levellers and 3 surface roller doors
- » Onsite effluent treatment plant
- » Secure service yard with excellent circulation and surface parking facilities for trailers and cars
- » Office accommodation over two floors

SERVICES

- » Power: 600 kVa
- » Gas: 145 mbar
- » Telecoms: Available at the property

ACCOMMODATION

	SQ M	SQ FT
Manufacturing / Production	8,597	92,537
Office	1,130	12,163
Entire	9,727	104,700
Additional Warehouse	1,560	16,792



CONNECTIVITY - KEY TRAVEL TIMES

					
Cork City Centre 3 km 10 minutes drive	M8 Motorway 8 km 14 minutes drive	N20 to Limerick 3 km 7 minutes drive	N25 to Waterford 8km 14 minutes drive	Cork Airport 13km 22 minutes drive	Port of Cork, Ringaskiddy 24 km 29 minutes drive

EXPECTED COMPLETION 2027

M28



FOR SALE

By Private Treaty with vacant possession

PRICE & VIEWINGS

Available upon request

BER

BER C1 C2

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