



INDUSTRIAL/DEVELOPMENT OPPORTUNITY

Approx 1 acre secure site with
1,765 sq m (19,000 sq ft) Industrial Premises
Monahan Road, Cork



FOR SALE

PROPERTY HIGHLIGHTS

- Excellent opportunity to purchase an industrial facility extending 1,765 Sq M (19,000 sq ft) with an additional 0.5-acre secure yard
- The property comprises a two bay warehouse premises with two roller shutter doors and two pedestrian doors providing access
- The property has the benefit of a secure large paved yard/circulation area with access via electric gates from Monahan Road
- High profile location with excellent access to the City Link Road network
- Office accommodation



BER

BER Rating: B3

PRICE

On application

SERVICES

All mains services are connected to the property.

VIEWINGS

View by appointment with sole agents Cushman & Wakefield

LOCATION

The property is conveniently located on Monahan Road close to the intersection with the Link Road, connecting Centre Park Road to Monahan Road 2Km east of the city centre. Established commercial location with a mixture of warehousing, industrial and office uses. The South City Link Road (N27) is 1Km to west and provides access to all main arterial routes via the South Ring Road (N40). Nearby occupiers include Cleve Quarter & Business Park, Monahan Road Business Park, Rehab, JW Green & Co, Freefoam, Tellengana House and the Cube office buildings.

Monahan Road is a significant thoroughfare in Cork's South Docklands, running parallel to Centre Park Road and connecting the city centre to the eastern suburbs. The area has been a focal point for development and infrastructural improvements in recent years.

The Cork Docklands to City Centre Road Network Improvement Scheme aims to enhance connectivity and transportation in the area.

Key proposals include:

- Reconfiguring the Monahan Road and Victoria Road junction to improve traffic flow.
- Introducing bus lanes and two-way cycle tracks on Albert Quay and Victoria Road to promote sustainable transport.
- Replacing the Victoria Road and Centre Park Road roundabout with a traffic signal-controlled junction focused on sustainable transport.
- Enhancing public spaces along Albert Quay East, Victoria Road, and surrounding areas.

These initiatives aim to improve transportation efficiency and support the ongoing development of the Docklands area.

DESCRIPTION

Comprising of large double bay open plan warehouse premises extending to 1,765 sq m (19,000 sq ft) on a 0.39 ha (1 acre). The building has an internal eaves height of 6.1m and the property benefits from three phase power and 2 roller shutter doors with goods access to the side of the building. Ample Car parking and circulation area is provided. The property also includes a separate office cabin extending to 50 sq m (538 sq ft) incorporating two offices, Kitchen, IT Room and Ladies and Gents W.C.

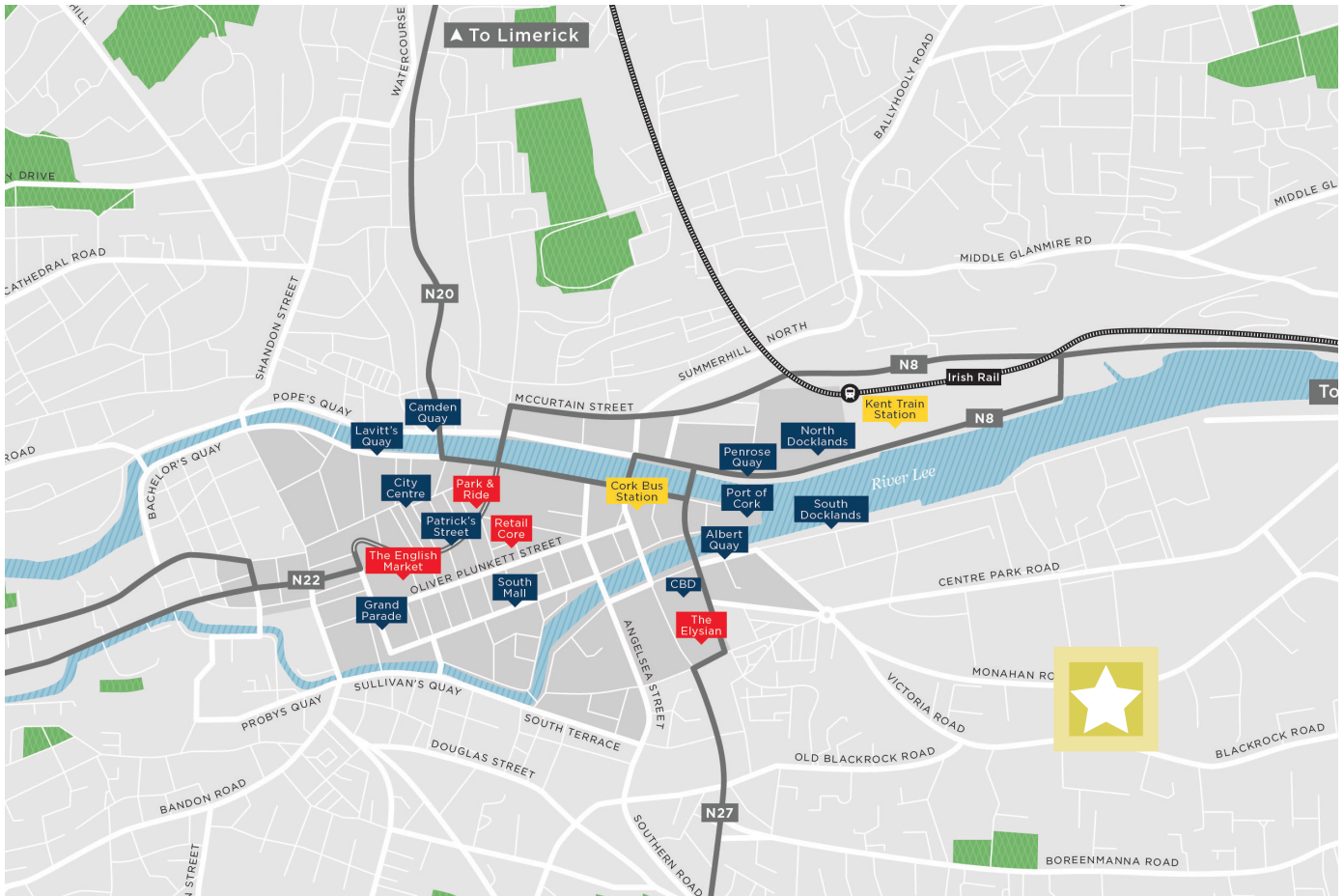
ACCOMMODATION

	Sq Ft	Sq M
Warehouse	19,000	1,765
Office Cabin	538	50

ZONING

Zoned for mixed use development under the Cork City Development Plan 2022 - 2028 to provide and promote a mix of residential and other uses to ensure the creation of a vibrant and sustainable urban area.

LOCATION MAP



CONTACT

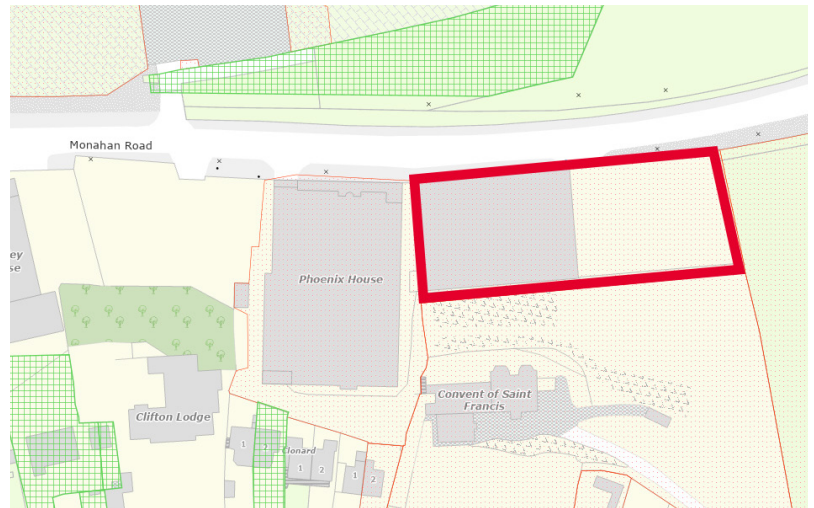
SEÁN HEALY
Director
M: +353 86 240 0153
E: sean.healy@cushwake.ie

PHILIP HORGAN
Associate Director
M: +353 87 969 1018
E: philip.horgan@cushwake.ie

CUSHMAN & WAKEFIELD
89/90 South Mall,
Cork, Ireland
T: +353 (0)21 427 5454
E: cork@cushwake.ie

SITE MAP

FOR IDENTIFICATION PURPOSES ONLY



Conditions to be noted: A full copy of our general brochure conditions can be viewed on our website at <http://www.cushmanwakefield.ie/terms>, or can be requested from your local Cushman & Wakefield office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Cushman & Wakefield publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this information. PSRA Registration Number: 002607

