

INVESTMENT OPPORTUNITY  
FOR SALE

# INDUSTRIAL MANUFACTURING BUILDING

MAHON INDUSTRIAL ESTATE  
BLACKROCK, CORK





## INVESTMENT HIGHLIGHTS



Large manufacturing warehouse extending to **40,000 sq ft GEA APPROX.** with secure yard, generous surface car parking and circulation space.



Located on a site extending to **3.1 ACRES / 1.25 HA** in total and situated on a cul de sac with good HGV access.



Occupied by SR Technics on a **20 YEAR LEASE FROM 1ST FEBRUARY 2012 (2032)**, the tenant break option has expired.



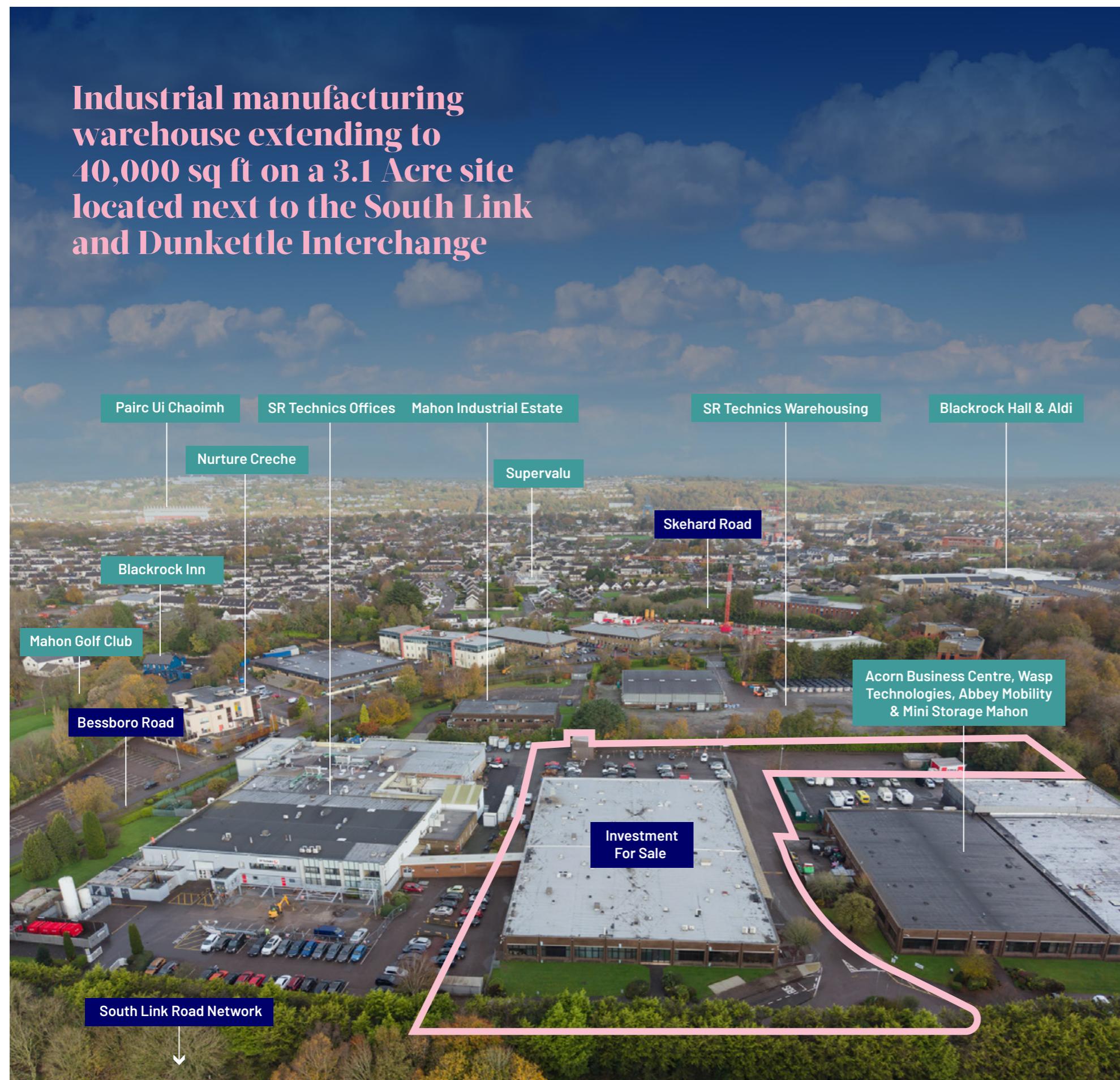
The passing rent is **€145,475 PER ANNUM** and the lease provides for a fixed rental up lift to €167,296.25 per annum in 2027.



Mahon is a **KEY URBAN LOCATION** close to all major infrastructure, employment, medical, education, recreational, supermarket and residential uses within the immediate area.



Located approx. **4KM SOUTHEAST OF CORK CITY CENTRE**, close to the N40 South Ring Road and Jack Lynch Tunnel. The area is well serviced by public bus routes and the Mahon Greenway.

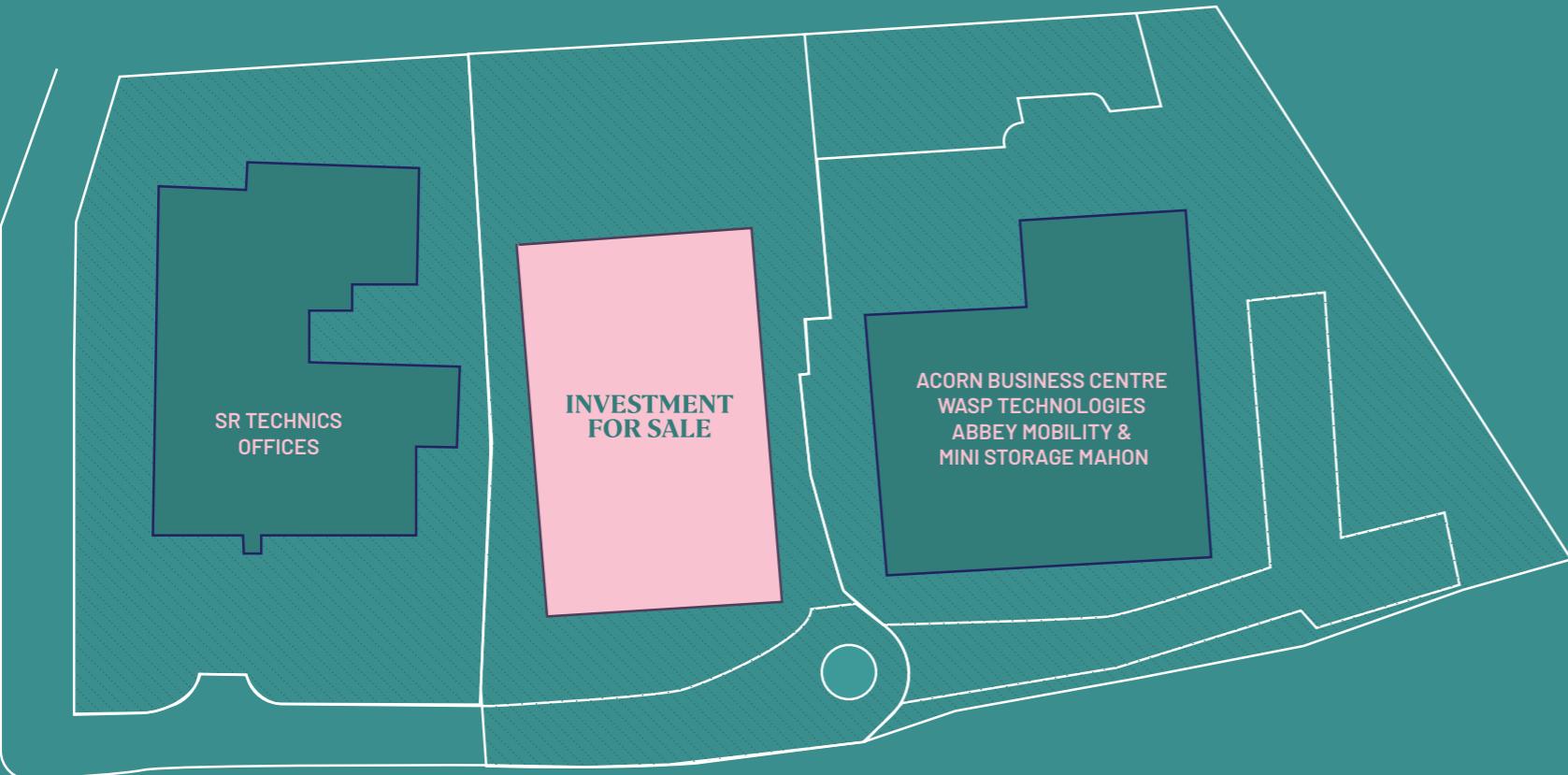


## PROPERTY OVERVIEW

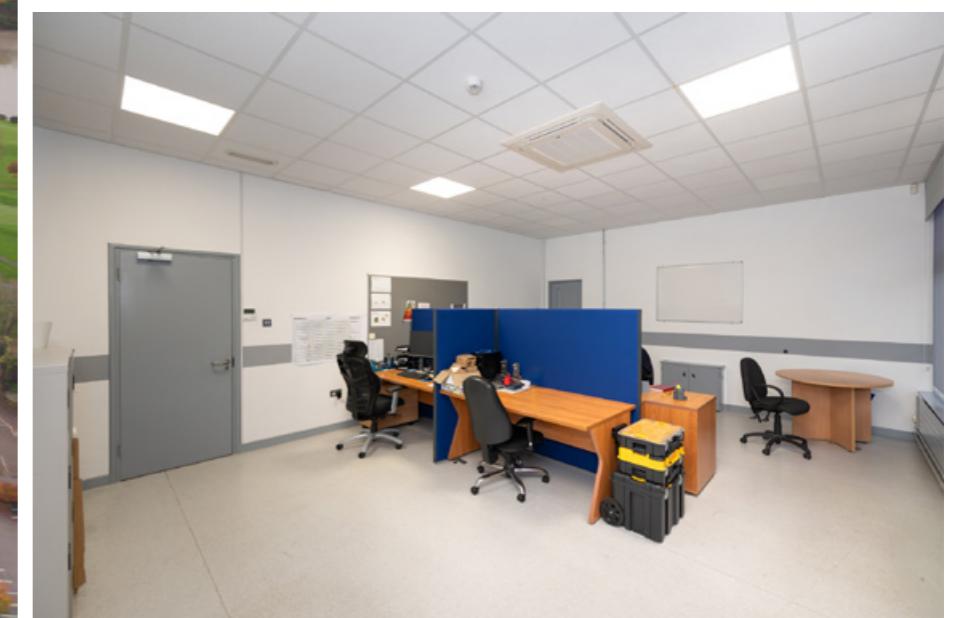
The subject property is located in Mahon Industrial Estate and comprises a single storey manufacturing warehouse constructed in c. 1985 and has been well maintained and updated throughout its years of occupation. The building includes a large, open plan manufacturing facility with ancillary accommodation arranged around the perimeter of the warehouse such as offices, staff canteen, a shower room, gym and WCs. To the rear, the property benefits from a large yard providing good circulation space, car parking, a high bay storage unit and a secure compound with fencing, access control and security cameras.

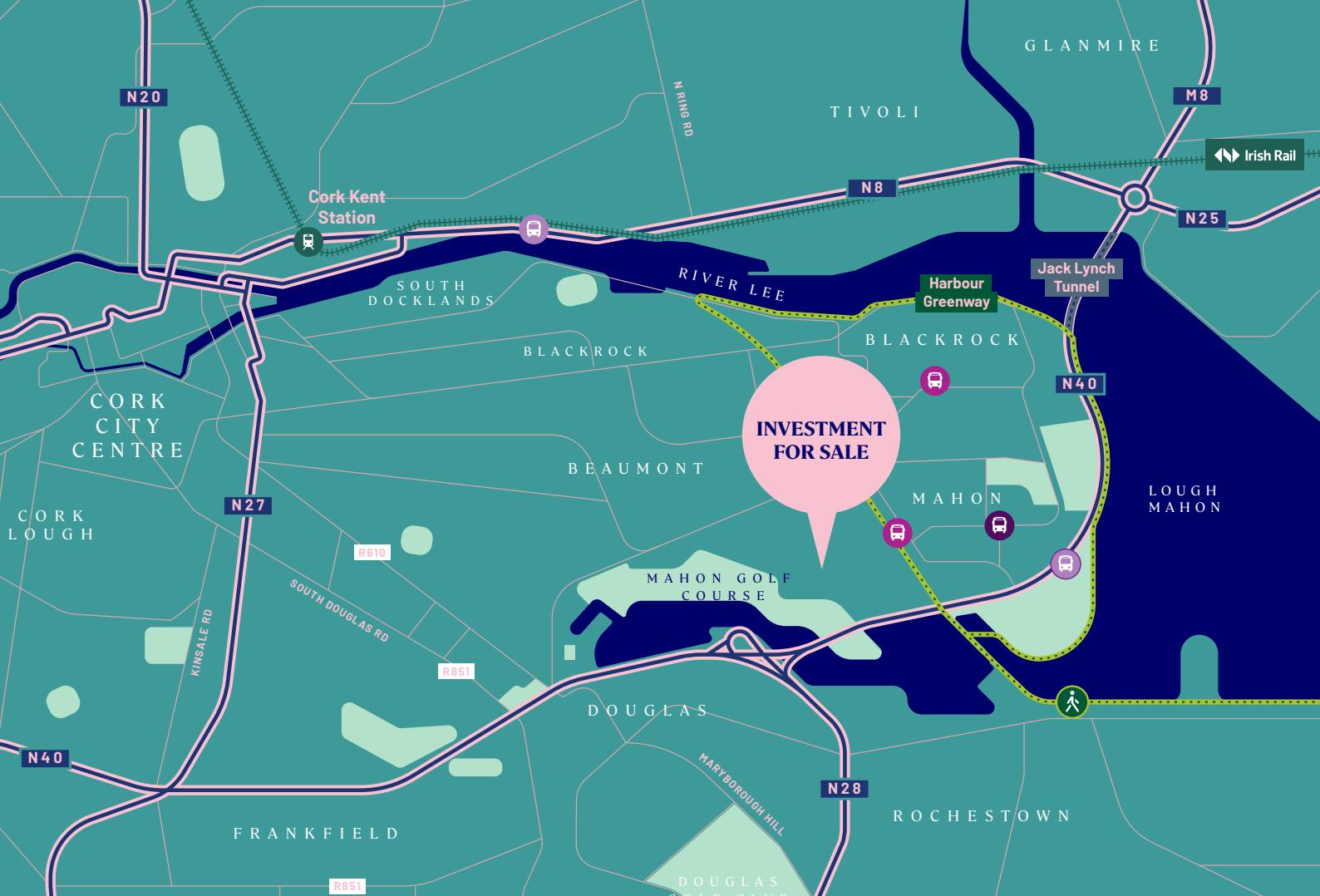
Neighbouring occupiers include SR Technics office accommodation, which is interconnected to the subject industrial building but is not included in the sale, Wasp Technologies, Mini Storage Mahon, Acorn Business Centre and Abbey Mobility.

DATE OF LEASE	1st February 2012
TENANT	SR Technics Airfoil Services Limited
GUARANTOR	SR Technics Switzerland Limited
TERM	20 years from 1st February 2012 (31st January 2032)
TENANT BREAK OPTION	1st February 2017, now expired
USE	Manufacturing with ancillary offices
OCCUPATION COSTS	Occupation costs including rates and insurance payable by the Lessee
RENT	<p>Fixed rental uplifts as follows:</p> <ul style="list-style-type: none"> <li>1st February 2017: €126,500 per annum exclusive</li> <li>1st February 2022: €145,475 per annum exclusive</li> <li>1st February 2027: €167,296.25 per annum exclusive</li> </ul>



**Attractive industrial investment opportunity with a WAULT of 6 years and a fixed rental uplift in 2027 to €167,296.25 pa**





LINK TO AERIAL VIEW

CLICK HERE

#### Title

Leasehold Title

Property Folios: 12319L & 12168L

#### Viewings

Strictly by appointment

#### Sales Process

The property is for sale by way of Private Treaty. Please note, the Tenants are not affected by the sale.

#### BER

BER D1

#### Contact



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