

FOR SALE

COMMERCIAL / DEVELOPMENT OPPORTUNITY

4.9 ACRES

MAHON, CORK



Prime commercial / development opportunity
comprising a 44,000 sq ft detached office building
located on a 4.9 Acre corner site

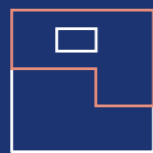


THE DETAILS



SITE

Prime corner site extending to 4.9 acres with approx. 10% current site coverage. Extensive open green areas and surface parking for over 165 vehicles. Held Freehold title.



PROPERTY

Occupied by a two storey office building extending to approx. 44,000 sq ft GIA. The building has been extensively renovated & upgraded at 1st floor level for modern occupation.



ZONING

Zoned Business & Technology (Z010) in the Cork City Development Plan which provides for a range of primary and secondary uses.



LOCATION

Key urban location in Mahon close to all major infrastructure, employment, medical, education, recreational, supermarket and residential uses within the immediate area.



NEIGHBOURING OCCUPIERS

Crawford Gate housing estate to the east, Clover Hill housing estate and Blackrock Business Park due north, Mahon Industrial Estate due south and a 2.47 acre site with previous outline permission for residential development located immediately west of the property.



TENURE

To be sold with vacant possession.

4.9
ACRES

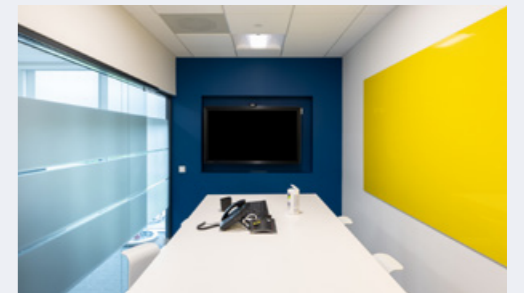
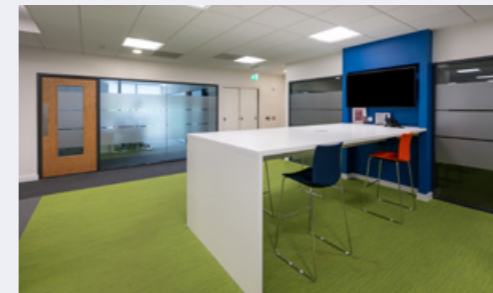
PRIME
OPPORTUNITY

Rare opportunity to acquire a site of such scale in a key urban hub situated next to residential, office and industrial occupiers.



EXISTING TWO-STOREY BUILDING

44,000 sq. ft. GIA (approx.)



Attractive corner site, suited to a wide variety of uses including residential, medical, education, industrial or offices.

Subject to planning permission



[LINK TO AERIAL VIEW](#)

[CLICK HERE](#)

TENURE

To be sold with vacant possession

TITLE

Freehold

VIEWINGS

Strictly by appointment

BER



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