



CUSHMAN &  
WAKEFIELD

**FOR SALE**

# PRIME DEVELOPMENT OPPORTUNITY

Approx 1.73 acre secure site,  
Monahan Road,  
Cork



# PROPERTY HIGHLIGHTS



Excellent development opportunity with short term income stream situated in Cork City Docklands



Strong commercial profile with substantial frontage to the Monahan Road



High profile location with excellent access to the City Link Road network

## Fantastic development opportunity on a high-profile site



The site extends to approx. 1.73 acres is broadly level and regular in shape



Zoned - New Residential Neighbourhoods in the 2022 Cork City Development Plan



The site has the benefit of a short term tenancy with an annual income of €72,000 per annum Avg.

# 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 immediate area has seen significant public realm upgrades in recent times with the now pedestrianised Marina walkway being fully refurbished, Marina Park adjacent to Pairc Uí Chaoimh, The Passage West Greenway (former railway lines) is located along the riverbank of the Marina, providing pedestrian and cycle linkages from the Marina towards Passage West (via Blackrock, Mahon and Rochestown) and general improvements around Shandon Boat Club and the River Lee Rowing Club. In addition to the public realm upgrades planning permission has been granted for in excess of 1,000 apartments at Marina Quarter along with supporting commercial space. Phase one of this development is well advanced.

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.



M8/N25 - 15 min drive  
City Link Road - 5 min drive



City Centre - 15 min walk  
Marina Market - 10 min walk



Cork Airport - 15 min drive





## DESCRIPTION

The site extending to approximately 1.73 acres is slightly elevated above the Monahan Road, is broadly level and regular in shape, the site is finished in concrete and has 60m frontage to the public road.

## TENANCY

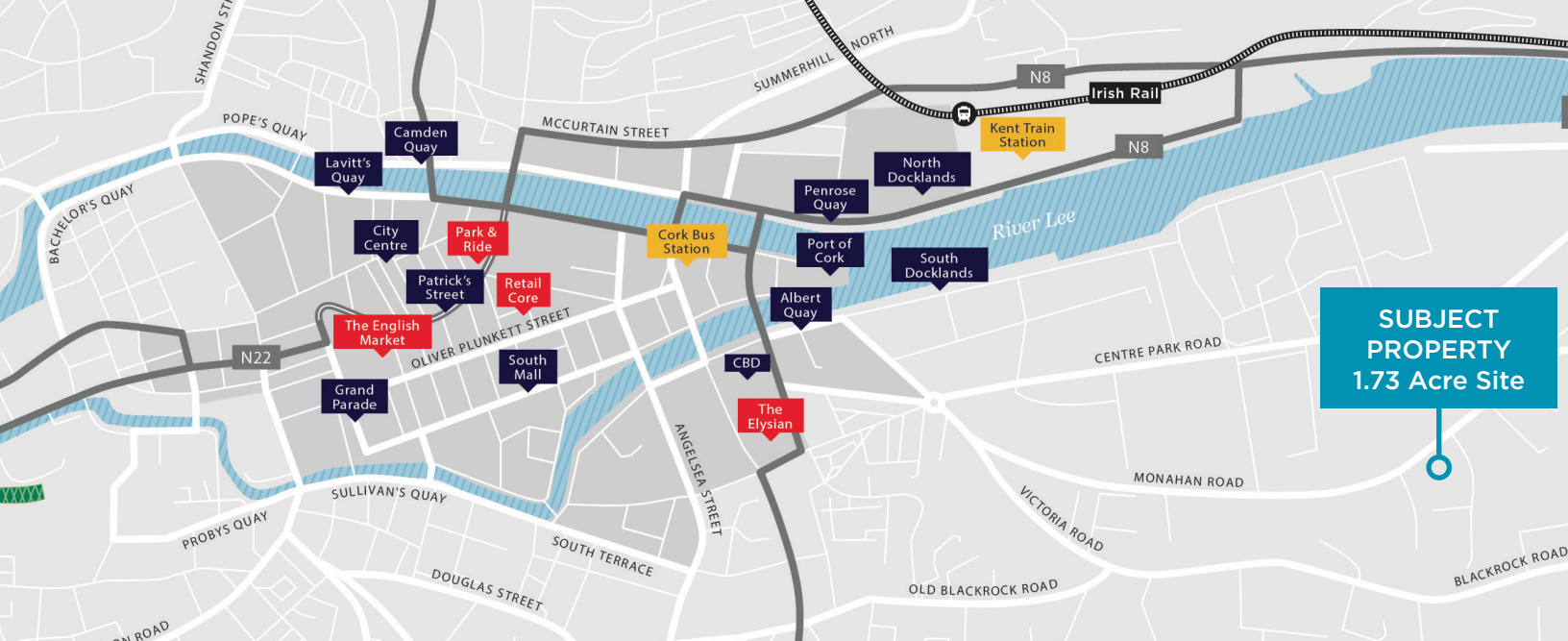
The site is held under a 5 year lease from August 2024 at an annual rent of €72,000 Avg. The lease can be terminated at any time by either party on giving 12 months written notice.

## SITE AREA

The site extends to 0.7 Ha (1.73 acres). All buildings (including all Portakabin buildings) and structures on site are excluded from the sale and will be removed once the tenant vacates.







## ZONING

As per the Cork City Development Plan 2022 to 2028 the site is zoned as follows:  
ZO 2 New Residential Neighbourhoods.

**Zoning Objective 2:** To provide for new residential development in tandem with the provision of the necessary social and physical infrastructure. Lands in this zone are designated as Tier 1 or Tier 2 zoned lands in the Core Strategy. Any development proposals must satisfy the requirements for developing on Tier 1 or Tier 2 lands set out in Chapter 2 Core Strategy.

This zone covers primarily greenfield, undeveloped lands for new sustainable residential areas. Development in this zone, while primarily residential, must provide an appropriate mix of housing types and tenures along with the amenity, social, community and physical infrastructure required to promote compact growth, balanced communities and sustainable, liveable communities.

Uses set out under ZO 1 Sustainable Residential Neighbourhoods are appropriate under this zone subject to such uses supporting the creation of sustainable communities and not conflicting with the primary objective of this zoning.

## BER

BER Exempt

## TITLE

Leasehold

## VIEWING

On Application

## CONTACT

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