

FOR SALE  
COMMERCIAL / DEVELOPMENT OPPORTUNITY

5  
Victoria Road,  
Cork



5,500 sq ft GIA Warehouse on 0.19 Acres

Prime city centre development site suited to residential, commercial, leisure or hotel use.



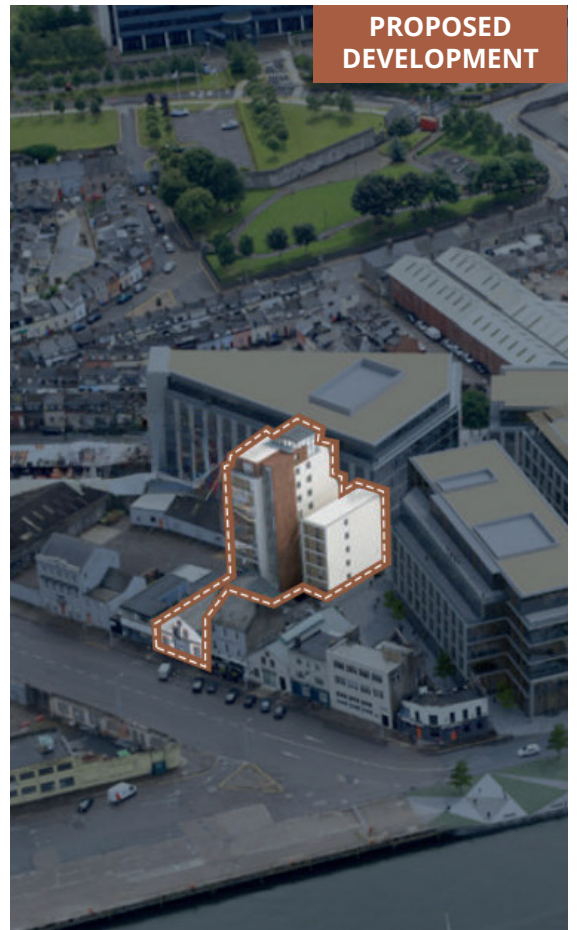
**Key location  
experiencing  
urban  
redevelopment  
on Cork's South  
Docklands, next  
to Navigation  
Square.**



**SITE OUTLINE**



**PROPOSED  
DEVELOPMENT**



# KEY DETAILS



## THE PROPERTY

The property comprises a mid-terraced, three-bay, double height former grain warehouse fronting Victoria Road. Recent uses have included office, an art gallery and storage space. To the rear, the property has even topography and benefits from frontage and access onto Navigation Square. The property will be sold with vacant possession.



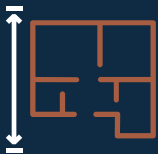
## LOCATION

The property is located on Victoria Road off Albert Quay in the South Docklands of Cork city centre. The area is currently experiencing large scale urban redevelopment at the former Sextant site where JCD are developing 218 apartments in a 24 storey building for Cluid. O'Callaghan Properties also have a large development site at Kennedy Quay where building will commence to deliver housing on behalf of the LDA. Navigation Square which bounds the property to the rear delivered NSQ1 in 2019 and NSQ2 in 2020.



## NEIGHBOURING OCCUPIERS

There is a vast array of city centre amenities, F&B options, offices, leisure and hotel uses with a five minute radius of the property. Occupiers include; PWC, NetApp, Clearstream, EY, Arup, Proofpoint, Goldbergs Bar, Sonny's Deli, the Marina Market, Clayton Hotel, Aldi, F45 Gym, Kennedy Park, Shalom Park and Salt Bistro.



## SIZE

Warehouse	Sq M	Sq Ft
Ground Floor	510.96	5,500
Mezzanine	106	1,140
Total	616.96	6,640

The property occupies a site area of 0.19 Acres.



## PLANNING HISTORY

Planning was granted in 2018 for a 6 and a 10 storey residential development on site to include a mix of 1, 2, 3 bedroom apartments and a duplex penthouse apartment over ground floor café and restaurant use. The proposed scheme extended to approx. 3,684 sq m / 40,000 sq ft in total.



## ZONING

Zoned ZO 05 City Centre in the Cork City Development Plan 2022 – 2028 which provides for the mix of residential, employment and other uses to support a vibrant and sustainable urban area





1. Goldbergs
2. St John Ambulance
3. Navigation Square
4. The Elysian
5. Gas Works Ireland
6. O'Callaghan Properties development site
7. JCD / Cluid Housing site

8. One Albert Quay
9. City Hall
10. MTU School of Music
11. South Mall
12. Clayton Hotel
13. City Quarter
14. Port of Cork

## TENURE

To be sold with vacant possession

## TITLE

Long Leasehold

## VIEWINGS

Strictly by appointment

## BER

Exempt

## CONTACT

PETER O'FLYNN

E: [peter.oflynn@cushwake.ie](mailto:peter.oflynn@cushwake.ie)

T: +353 (0)86 250 7944

SIOBHAN YOUNG

E: [siobhan.young@cushwake.ie](mailto:siobhan.young@cushwake.ie)

T: +353 (0)87 185 4274



89/90 South Mall,  
Cork

T12 RP0

E: [cork@cushwake.ie](mailto:cork@cushwake.ie)

T: +353 (0)21 427 5454

**Conditions to be noted:** A full copy of our general brochure conditions can be viewed on our website at <https://property.cushwake.ie/disclaimer>, 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