

**FORMER FULLWOOD PACKO FACILITY,
BALLYMAQUIRKE, KANTURK, CO CORK. P51 XW94**



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Substantial, detached, industrial/ production warehouse facility with ancillary office accommodation and staff facilities extending to a GEA of some 54,142 sq. ft approx.

Standing on an expansive site of 5.1 Acres approx. held under Folio CK13074F with an abundance of car parking, circulation space and secure external storage.

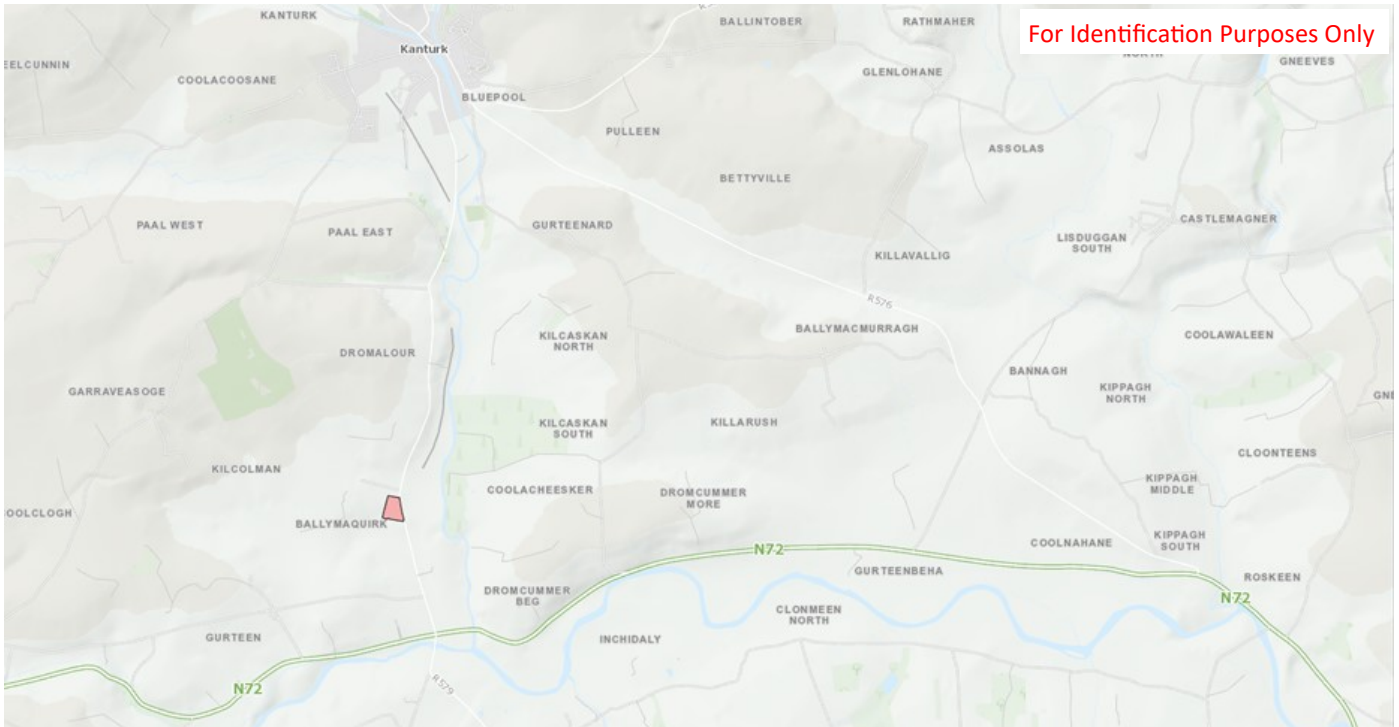
Situated in Ballymaquirke, 3.5kms south of Kanturk and fronting the R579 immediately off the N72, which is the main Killarney – Mallow Road.

Adjoining occupiers include Ducon Concrete Ltd and the Dromalour Industrial Estate which is home to Value Tech, North Cork Co-Op and JJ'S Appliances (Expert Store).

Property is suited to owner occupiers and investors alike given its location, scale and scope for future expansion (SPP).

Viewings Strictly By Appointment With Joint Agents

FOR SALE



Gross External Floor Area	Sq. M Approx.	Sq. Ft Approx.
Ground Floor Office/ Reception	108	1,163
Ground Floor Warehouse	4,370	47,038
Total Ground Floor	4,478	48,200
First Floor Mezzanine/ Offices	552	5,942
Total Area	5,030	54,142

Description:

A substantial, detached, industrial/ manufacturing warehouse unit which extends to a GEA of some 54,000 sq.ft (5,030 sqm) with a min eaves height of approx. 21ft (6.3m) and an apex height of 29ft (9m). The unit stands on an overall site of 5.1 acres (2.06 ha) approx. held under folio CK13074F. Originally developed in the late 1970's the property has been owner occupied from inception. An asbestos roof covers the main warehouse bays. Loading access is facilitated through 3 large grade level doors in the northern elevation.

Internal accommodation comprises the main warehouse/ production floor, ground floor reception area with a series of mezzanine level offices, meeting rooms, board room, training room, canteen and ancillary staff areas, W.C's, etc.

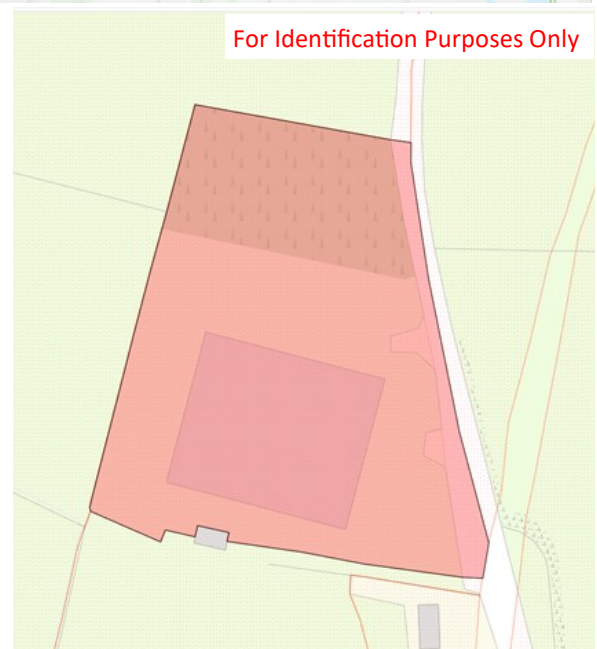
Externally the property provides an abundance of car parking, circulation space and secure external storage with scope to increase the yard area or perhaps extend the building in the future, SPP.

Location:

The property is situated with a prominent frontage onto the R579 which is immediately off the N72, Killarney – Mallow Road. The busy town of Kanturk is located some 3.5kms to the North. Mallow, is situated approximately 20km to the east, Killarney is approximately 50 km to the west and Cork City is approximately 52km to the south east. Dromalour Industrial Estate is situated approximately 1.8kms to the north and Ducon Concrete Ltd is located immediately to the south of the subject property.

Rates:

Approx. €48,000 per annum (2021).



Viewing:

Strictly by prior appointment with Joint Agents;

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