

Unit 10C, Watergrasshill Business Park, Watergrasshill, Cork. T56 A623

FOR IDENTIFICATION PURPOSES ONLY



021 427 77 17

> www.cohalandowning.ie

- > Well presented, modern, mid terrace, light industrial warehouse/commercial unit with an apex height of 8m and a minimum eaves height of 5.2m.
- > The unit is fitted with a large automated roller shutter loading door.
- > Internally the unit is fitted with a part concrete mezzanine and a staff W.C.
- > Externally the unit has the benefit of 4 on-site private car parking spaces.
- > Situated in a secure development of similar style units within the Watergrasshill Business Park, approx. 1.5km east of the M8 Cork/Dublin motorway, 1km from Watergrasshill village and 20km from Cork City.

TO LET

Viewings Strictly By Appointment With Letting Agents

Location: Watergrasshill Business Park is situated approx. 1.5km east of the M8 Cork/Dublin motorway, 1km from Watergrasshill village and 20km from Cork City.

The Watergrasshill region is extremely well served by a modern road infrastructure which provides easy access to Cork city centre and Dublin via the M8.

Adjoining occupiers include; MSL Engineering, Prompto Despatch, Mervue Laboratories, Meenane Pallet Centre and RMD Kwikform Ltd.

Accommodation:

| | SQM | SQFT |
|----------------------|-------|-------|
| GEA | 278.7 | 3,000 |
| Total Area (Approx.) | 278.7 | 3,000 |

Rates: €2,700 per annum (2022)

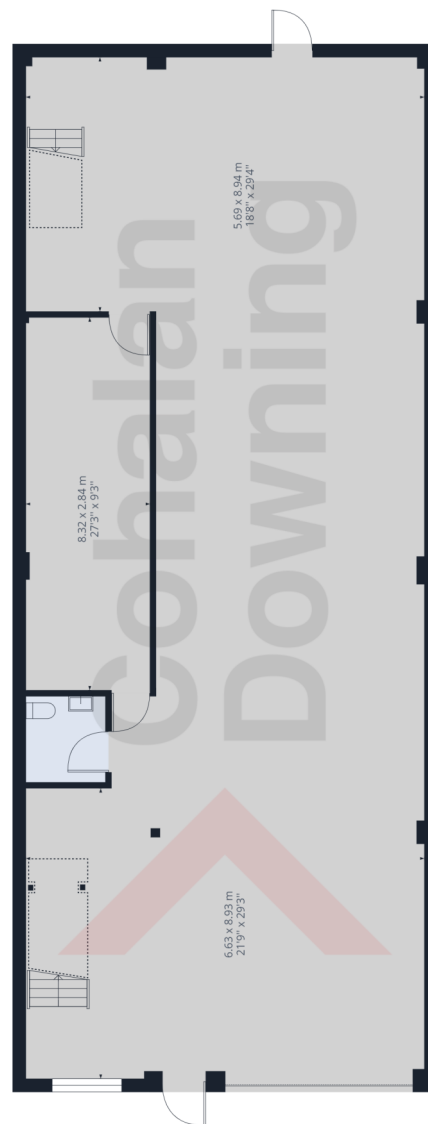
Service Charge: €500 per annum (2021)

Insurance: €650 per annum (2021)

Viewing:

Strictly by prior appointment with letting Agent;

Rob Coughlan Email: rcoughlan@cohalandowning.ie



FOR IDENTIFICATION PURPOSES ONLY

Messrs. Cohalan Downing, for themselves and for the vendors of this property whose agents they are, give notice that:

(i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Messrs. Cohalan Downing, has authority to make or give any representation or warranty whatever in relation to the property.