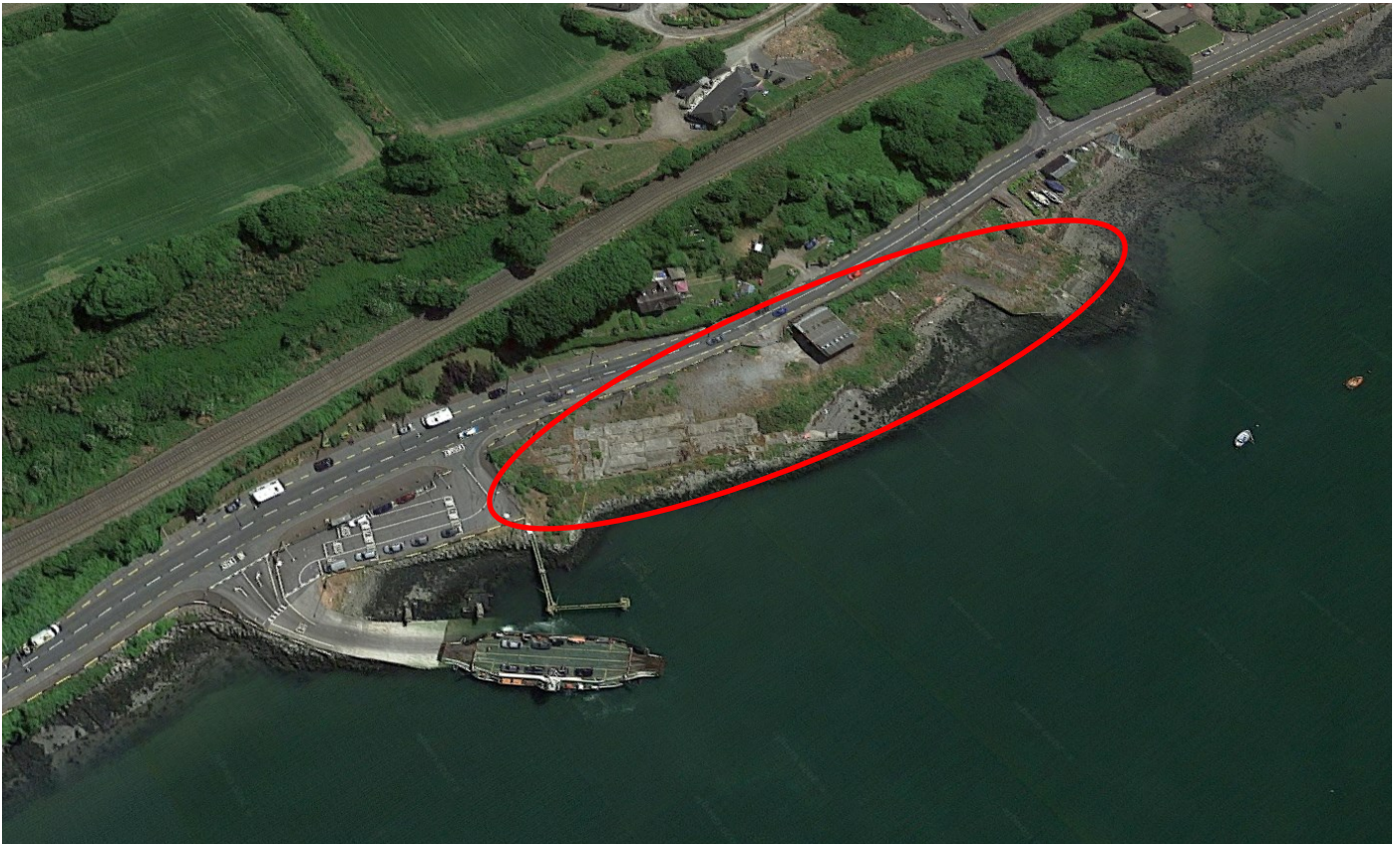


Substantial Yard & Building, Carrigaloe, Cobh, Co Cork**021 427 77 17** www.cdacork.com

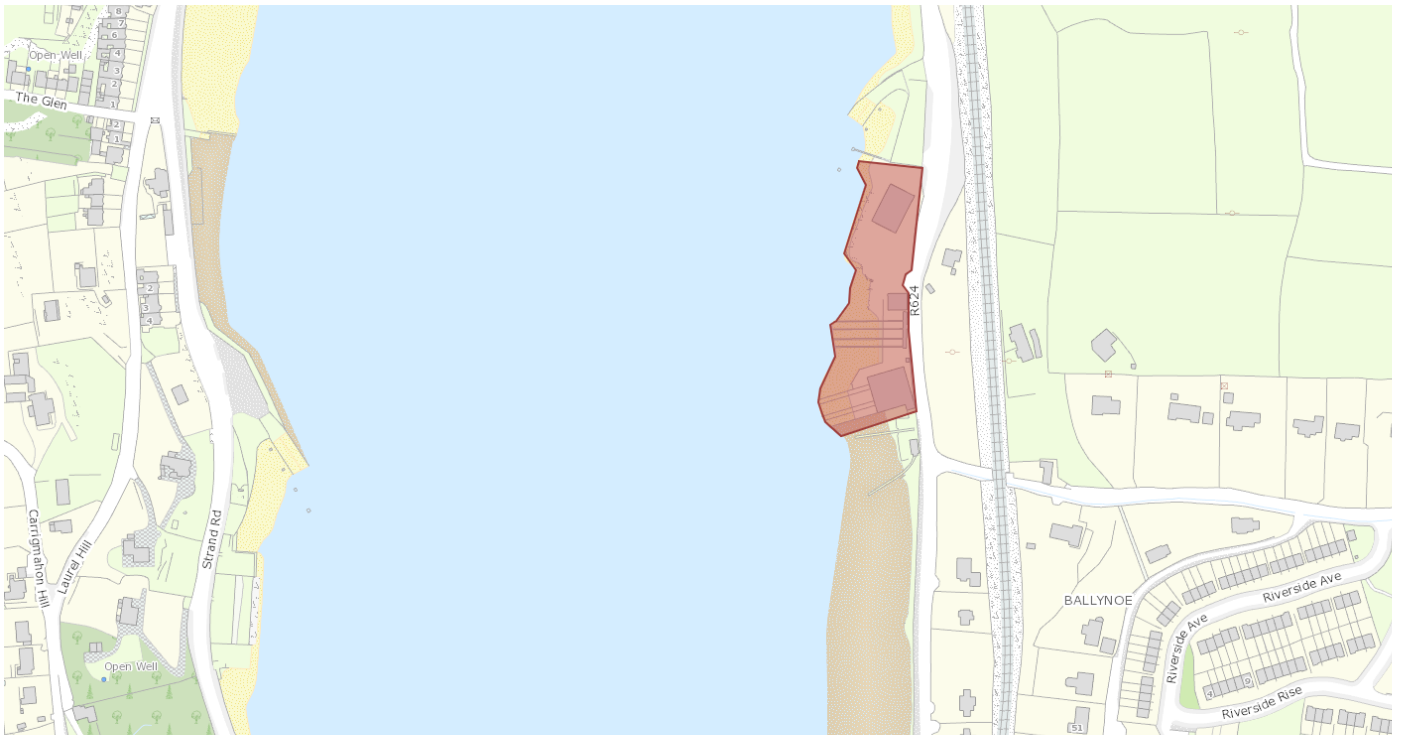
- ⇒ Unique opportunity to lease a high profile, waterfront yard and workshop with extensive hard standing and immediate slipway access.
- ⇒ Site Area: Site extends to over 1.1 Acres Approx. with additional water frontage.
- ⇒ Warehouse/ Workshop Area: 1,375 sq. ft approx. with a Minimum Eaves Height of 5.7 metres and an Apex Height of 6.9 metres.
- ⇒ Property benefits from imposing frontage of 165 metres to the main Cobh - Cork Road (R624) adjoining the Cross River Ferry terminal (Cobh - Passage West).
- ⇒ Former boatyard - suited to multiple uses.
- ⇒ Zoning: Property is situated in an area zoned **"Existing Built Up Area"** under the Cork County Council Municipal District Local Area Plan 2017.

Viewings Strictly By Appointment With Sole Agency**FOR LEASE—PROPOSALS INVITED**

FOR IDENTIFICATION PURPOSES ONLY



FOR IDENTIFICATION PURPOSES ONLY



Viewing:

Strictly by prior appointment with **Rob Coughlan**

Email: rcoughlan@cohalandowning.ie

Phone: 086-3264320

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. LICENCE NO. 001641

Viewings Strictly By Appointment With Sole Agency