

Unit 1 & 2B, Hollymount Industrial Estate, Harbour View Road, Cork



AMV: €950,000

BER B

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

ERA Downey McCarthy take great pleasure in bringing to the market this superb, detached, light industrial opportunity with excellent profile to Harbour View Road and Blarney Road.

Available with full vacant possession for immediate occupation.

Hollymount Industrial Estate occupies a prominent position on the West side of Cork city, approximately 3 km to the North-West of the city centre. This is a long-established and much sought-after, light industrial location which provides convenient access to the city via Blarney Street and to N20 (Cork - Limerick Road) via Blarney Road. All other arterial routes are also within convenient distance via Sarsfield Road and the N40 South Ring Road. Cork International Airport lies 8 km to the South while deep water port facilities are available at Ringaskiddy approximately 21 km to the South-East.

The property for sale comprises a detached warehouse building, with surfaced carpark to the front and vehicular access along its Southern perimeter to an enclosed rear yard. Site boundaries are clearly defined in secure palisade fencing and the total site area extends to approximately 0.22 Ha. (0.56 acres).

The warehouse building is of steel portal frame construction supporting a pitched, insulated, metal deck roof with translucent roof panels. Perimeter walls are formed in concrete blockwork with plastered elevations and a brick facade. Internal eaves heights range between 3.4 and 3.9 meters and the building is served by three roller shutter good access doors, an electric heating system, fluorescent lighting and mains water & drainage.

Under the Cork City Council Development Plan 2022-2028, this location is zoned as ZO 09 - Light Industry & Related Uses.
Rates: €11,885 p.a. (as per 2026)

| ACCOMMODATION

Ground Floor Warehouse - 1,083.62 sq.m.

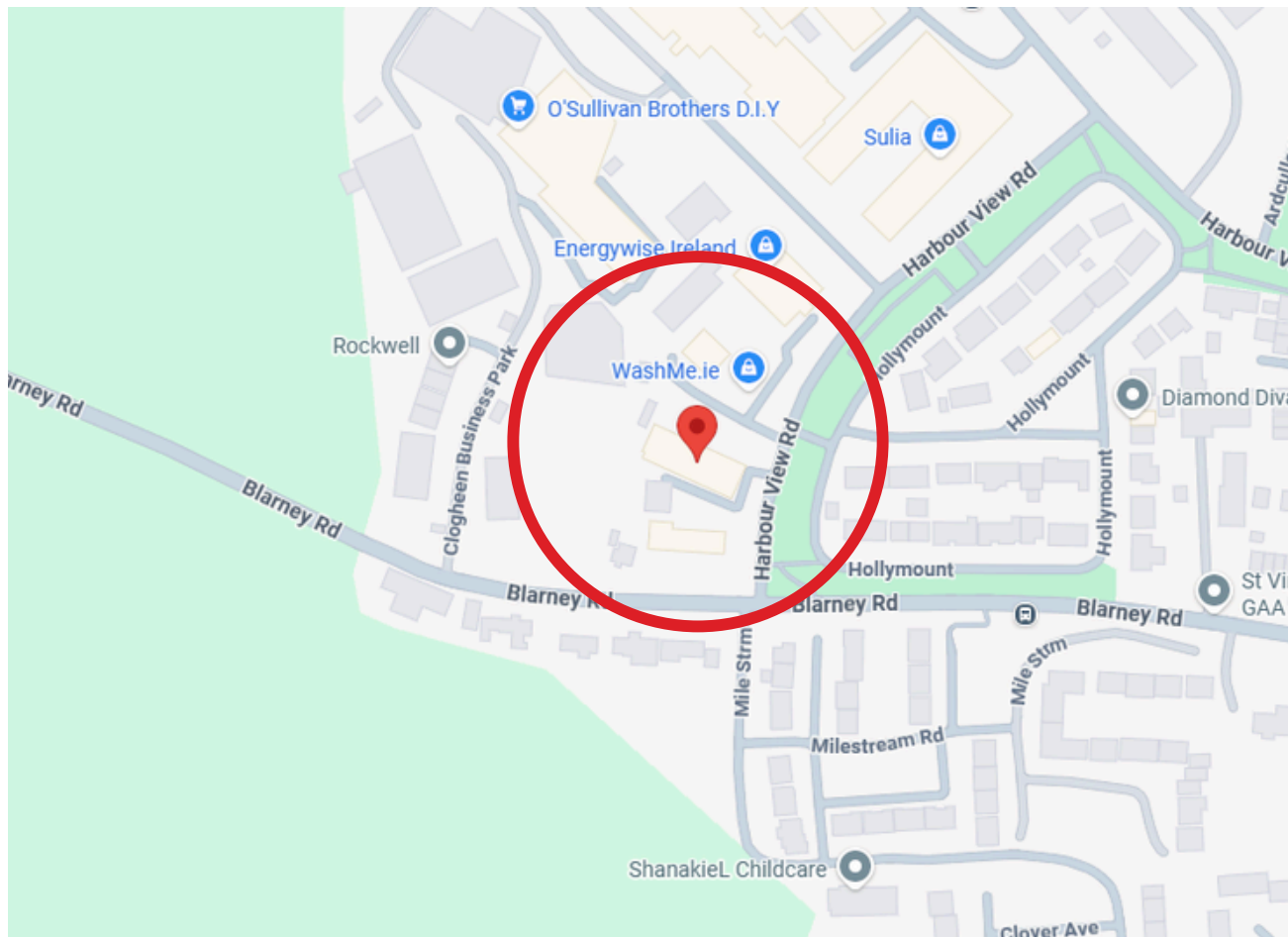
Ground Floor Storage - 78.62 sq.m.

Mezzanine Floor - 318.47 sq.m.



| DIRECTIONS

Please see Eircode T23 V003 for directions.



| ALL ENQUIRIES TO:

Will Lyons MSCSI, MRICS

0876494740

will@eracork.ie



Downey McCarthy

THE PEOPLE YOU CAN TRUST

Disclaimer: The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.