



MAHON INDUSTRIAL ESTATE

Blackrock, Cork

Existing Office and Warehouse with Substantial Development Opportunity c. 2.14 ha (5.3 ac)



SALES HIGHLIGHTS

- Superb development opportunity within close proximity of Cork city centre and Mahon Point Shopping Centre.
- Site area extends to approximately 2.14 ha (5.3 acres).
- Site includes a well maintained two storey office premises as well as a substantial warehouse.
- Office block extends to a gross internal floor area of c. 1,300 sq. m / 14,000 sq. ft.
- Warehouse extends to a gross internal floor area of c. 1,600 sq.m / 17,200 sq. ft.
- The entirety of the site is zoned for Business and Technology uses under the Cork City Development Plan 2022-2028.
- Location provides ease of access to one of Cork's main infrastructural road network, the N40 which provides an orbital and distributor route through the south side of the city.



LOCATION

Blackrock is a mature and highly sought after residential area situated just 5km south east of Cork City Centre. The area offers an array of amenities including, Mahon Golf Course, Skehard Road Public Park and Beaumont Park. Blackrock Village/Marina which hosts a weekly market is located a mere 1.5km to the north and is easily accessible via the Green Line walking trail which links Blackrock to Mahon and Jacobs Island with scenic views of Lough Mahon along the way. Pairc Ui Chaoimh, home to Cork GAA and the venue for many open air concerts is within 2km while Mahon Point Shopping Centre and Mahon Point Retail Park are situated a short distance to the east.

Employment Base

Cork offers opportunities across a diverse range of industries and the area continues to attract interest from multinational companies around the globe. World ICT leaders such as Dell EMC, VM Ware, Analog Devices, Intel, Amazon, Facebook and Apple are based in Cork. Cork also has a strong Life Sciences sector that features Johnson & Johnson, GSK, Pfizer, Janssen Biologics and Eli Lilly.

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Largescale employers nearby include Mater Private, VHI Swiftcare, Trellix EMEA, PM Group, Stryker, Telus International, Abtran and Jacobs.

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THE PROPERTY

The site comprises a brownfield landholding that extends to a total site area of c.2.145 ha (5.3 acres) and incorporates 2 standalone buildings;

Office Specification

- Two storey detached office building constructed in the 1970's / 1980's
- Independent access off Bessboro Road
- Gross internal floor area that extends to c. 1,300 sq. m / 14,000 sq. ft.
- Gas Fired Central Heating
- Single glazed windows
- Surface mounted fluorescent lighting throughout
- Solid concrete flooring throughout
- Floor to ceiling height of c.2.6m

Warehouse Specification

- Independent access off Bessboro Road
- Up to 5m clear internal height
- Gross internal floor area that extends to c. 1,600 sq. m / 17,200 sq. ft.
- Automated roller shutters
- 3 phase power
- Concrete hardstanding throughout
- Mezzanine access via internal staircase
- Ancillary office and staff accommodation at ground floor level
- Large yard to the side and rear

Access to the site is off Bessboro Road which in turn is accessed off Skehard Road. The topography is level throughout and the mature trees and hedging along the boundaries provide an element of privacy and seclusion.





SURROUNDING AREA / DEVELOPMENTS NEARBY

The popularity of the area has been evident over the last number of years with significant development taking place within close proximity of the subject site. The development of 135 residential units is currently underway on the former Right Price Tiles distribution centre site, while work on the residential scheme, Crawford Gate, has recently been completed. The former Hormann Electronics site, situated immediately opposite the subject lands has outline planning permission for the development of 35 residential units with work yet to commence on site.

Immediately adjacent in Bessboro two separate planning applications have been submitted for the development of 420 residential units in total. This application is currently with An Bord Pleanala for decision.

A short distance to the east work is underway on a major office development. John Cleary Developments are currently developing City Gate Plaza which comprises 154,000 sq. ft. of office space of which 46,000 sq. ft has recently been let to Logitech. Adjacent to this plans have been submitted for a residential development comprising 204 apartments in three block ranging in height from 5 -7 storeys.

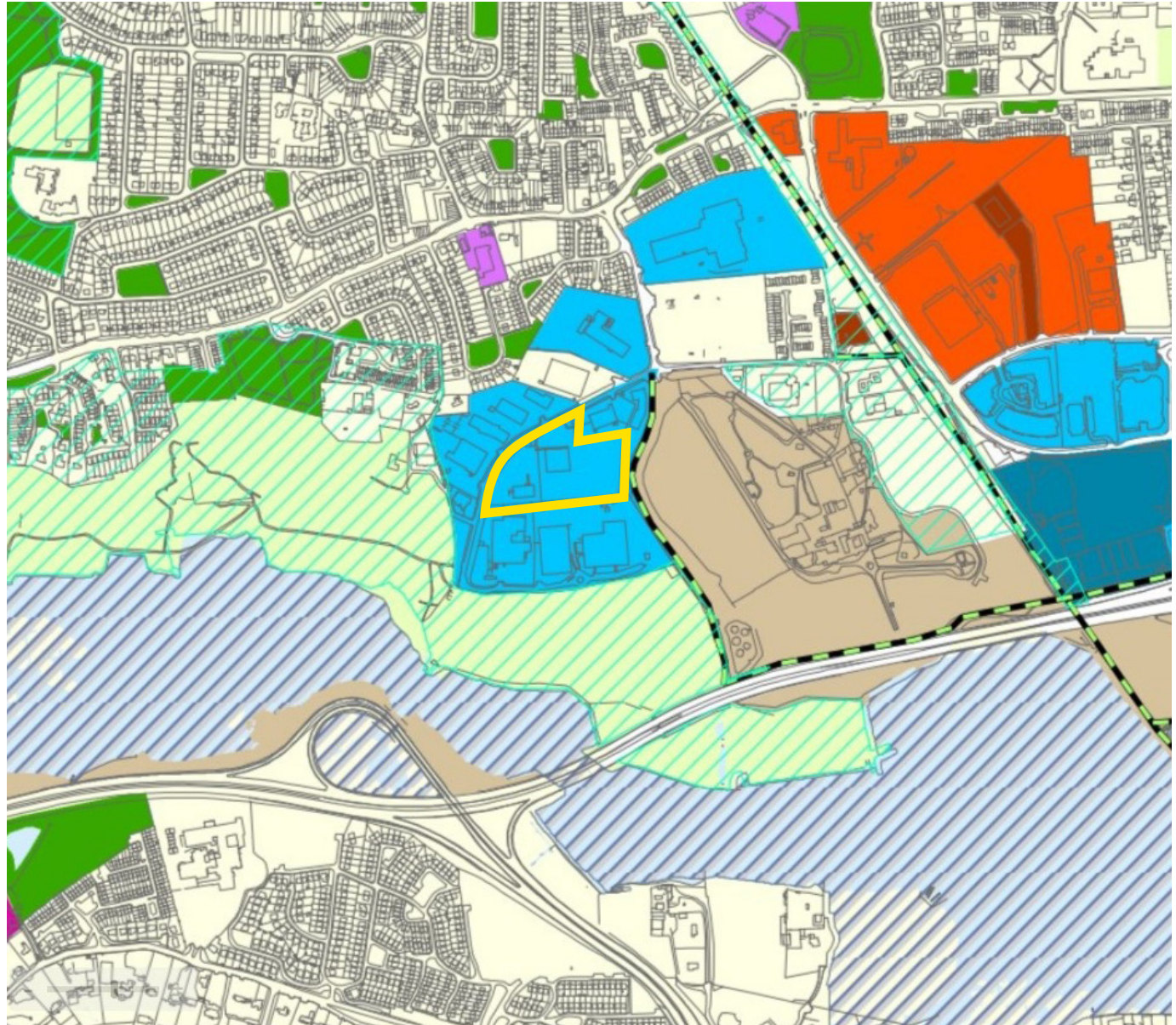
ZONING

Cork City Development Plan 2022

ZO 11- Business and Technology - To provide for the creation and protection of high technology related office-based industry and enterprise, to facilitate opportunities for employment creation.

Primary uses could include software development, information technology, green technologies, creative technologies and emerging industries, telemarketing, commercial research and development, data processing, publishing and media recording and media associated activities. General offices where each office unit is in excess of 1,000 square metres is open for consideration in this zone.

Other uses that may be acceptable in this zone, subject to local considerations, include light industrial uses, primary healthcare centres, hospitals and commercial laboratories. Secondary uses such as residential uses, childcare facilities, leisure facilities and small-scale local services are open for consideration.







METHOD OF SALE

The sales process is by way of Private Treaty.

ADDITIONAL INFORMATION

Interested parties will, at the vendors discretion, be provided with access to a dedicated Data Room. The Data Room contains comprehensive information including site map, floor plans, title information & the contract for sale.

PRICE

On Application.

TITLE

Freehold.

BER



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