



Unit 7 & 7A, Sitecast Industrial Estate,
Pouladuff Road, Togher, Cork, T12 F624

For Sale by Private Treaty

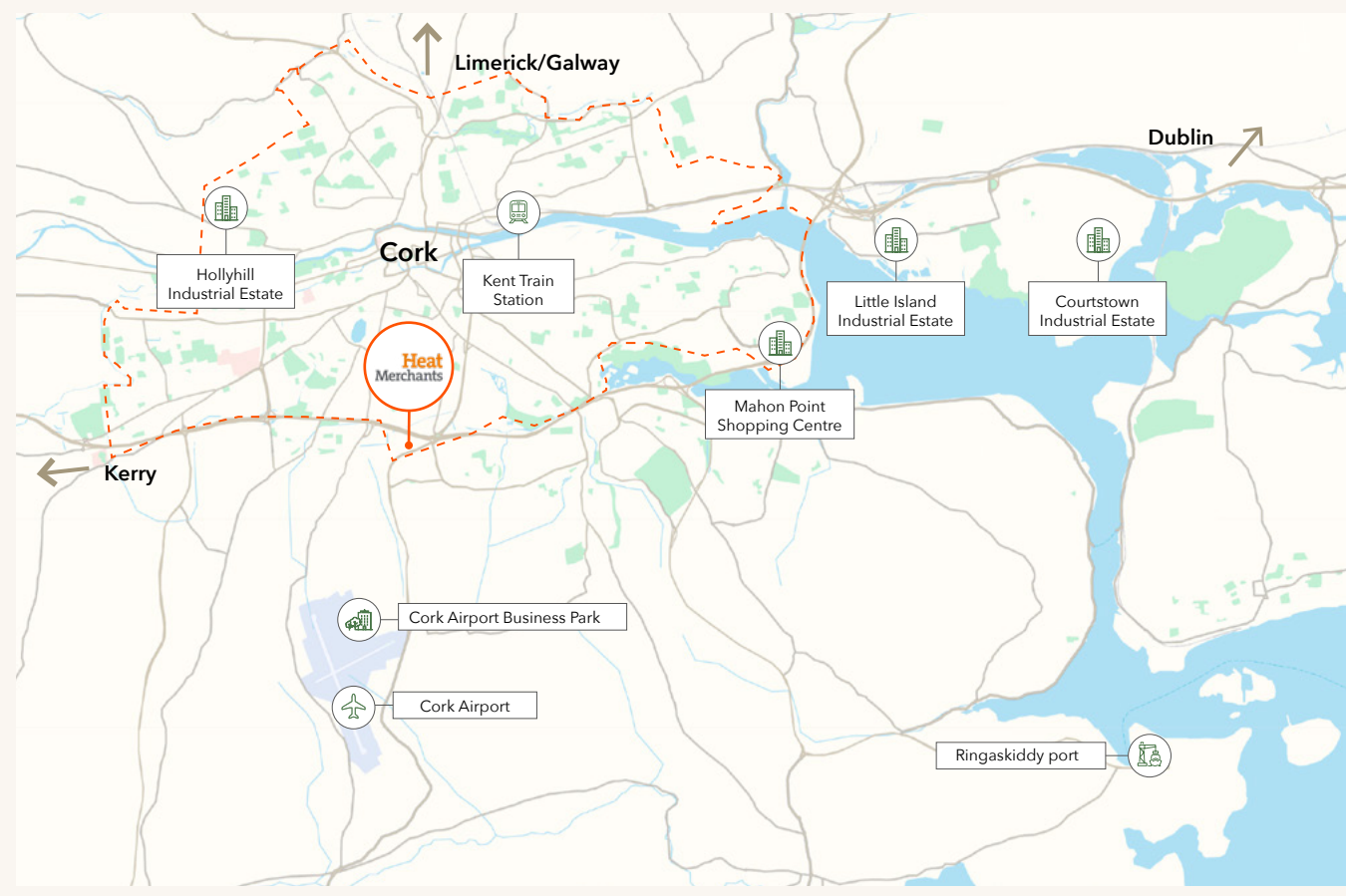
Prime Industrial Investment

LOCATION



The property is approximately 5 km south of Cork City Centre, 5km north of Cork Airport, 1 km west of the Kinsale Road Roundabout, 9 km west of the Jack Lynch Tunnel and approx. 1 km east of the Sarsfield Roundabout. The property is accessed off the westbound carriageway of the N40 South Ring Road and can also be accessed off the eastbound carriageway by taking the flyover.

The strategic positioning within the long established Sitecast Industrial Estate, is amplified by the calibre of nearby occupiers which include Smurfit Westrock, Brooks Builders Providers, EPH Controls, Hilti, Howdens, Casey Furniture, OK Tool Hire, Energy Glazing, O'Sullivan Bros DIY, and Cork Builders Providers.





The original building is constructed of concrete portal frame with full height block infill walls, dash rendered externally and enclosed under an asbestos roof with roof lights. The rear extension is of steel portal frame with full height block infill walls enclosed under an insulated metal deck roof.



DESCRIPTION



The property comprises a detached light industrial/warehouse/ distribution facility on a secure site of approximately 0.85 Acres (0.34 Ha) which provides ample car parking and circulation space for staff and customers to the front and side of the building.

The property has a GEA area of approximately 19,589 sq. ft. (1,820 sq. m.) and is currently divided in two distinct sections as it is occupied by both Heat Merchants and Aluminox who operate a trade counter and distribution facility from the premises.



The internal arrangement is well presented in a typical trade counter style with open plan showroom/ display area, sales counter, administration offices and ancillary facilities such as staff canteen and W.C's. The warehouse sections have a minimum eaves height of 4.6 meters with an apex height of 6.2 metres. The unit has 3 phase power and is fitted with LED lighting throughout with an onsite substation. Access is provided through a series of pedestrian doors with loading doors installed to the side and rear.

ACCOMMODATION

The measured Gross External Area is:

Unit 7 – Heat Merchants

12,113 sq.ft / (1,125.36 sqm)

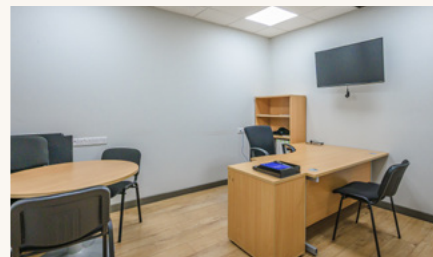
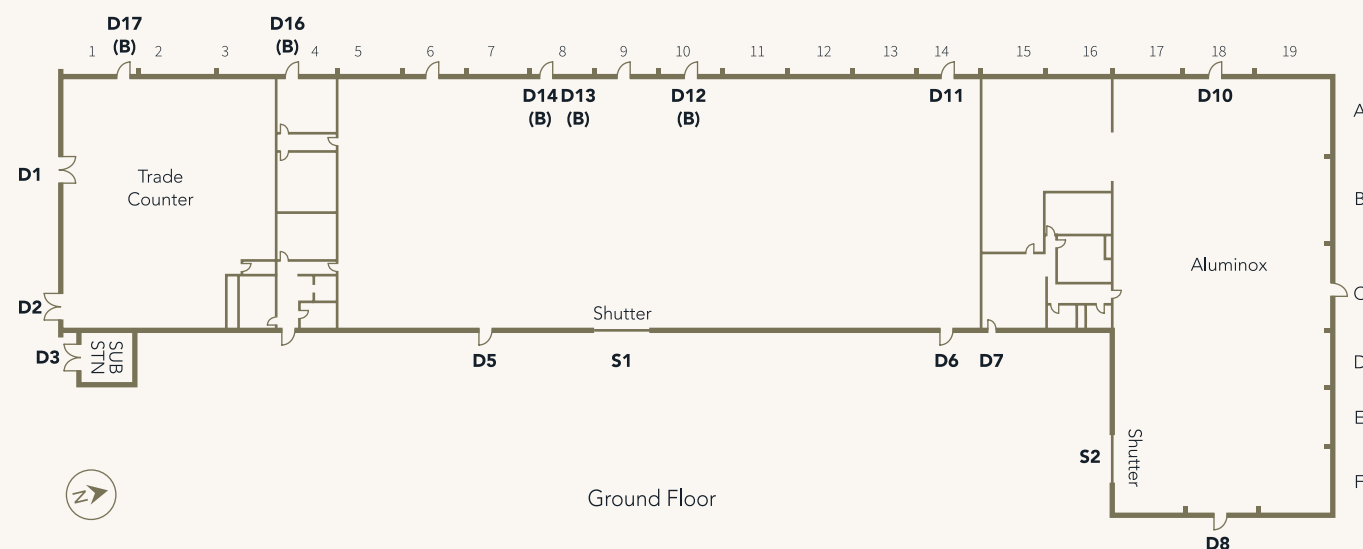
Unit 7 A – Aluminox

7,476 sq.ft / (694.57 sqm)

Total
**19,589 sq. ft. /
(1,820 sq. m.)**

The gross external measurement is provided on a without prejudice basis and for discussion purposes only. The agents, vendors, solicitors, et al., do not warrant the accuracy of the above in any way.

This measurement is provided for information purposes only and should not be used to influence any transaction or for funding purposes.



LEASE DETAILS

The property is currently held under two concurrent IRI leases which run for a term of 10 years from June 2022 with tenant break options at the expiry of year 5 (June 2027) subject to a minimum of 6 months advanced notice. The next rent review is in June 2027 and the property offers reversionary potential. The current passing rent is €110,000 per annum which is made up of €70,000 per annum for Unit 7 (Washglade Ltd t/a

Heat Merchants) and €40,000 pa for Unit 7A (Aluminox Ltd). Washglade and Aluminox each have a Vision Net Rating of "Low Trade Risk" and are part of the Wolseley Group.

Wolseley is one of the UK's leading companies in the provision on plumbing, heating and cooling infrastructure and have over 560 UK branches. Revenue for the year ended 31 July 2024 was Stg£2.22 bn.

Rates:

€317.43 x €77.59 = €24,630 pa (2025) - Payable by the tenants





CONTACTS

For further information or inspection please contact the joint agents JLL or Cohalan Downing

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Zoning:

The property is situated in an area zoned 'ZO 09, Light Industry and Related Uses' under the Cork City Development Plan 2022 - 2028 with a specific policy objective 'To provide for light industry related uses.'

Title:

Registered long leasehold title split into two separate folios.

BER:



Disclaimer

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