



**VANTAGE**  
TRADE CENTRE  
**Pouladuff Road**  
**Cork**

**TO LET**

**NEW DEVELOPMENT OF  
TRADE / WHOLESALE / WAREHOUSE UNITS**

**318 SQ.M. – 2,128 SQ.M.**



**BER PENDING**



CITY CENTRE

UNIVERSITY COLLEGE  
CORK RFC

Pouladuff Road

Tramore Road

N40 Cork South Ring Road



SITECAST  
INDUSTRIAL ESTATE



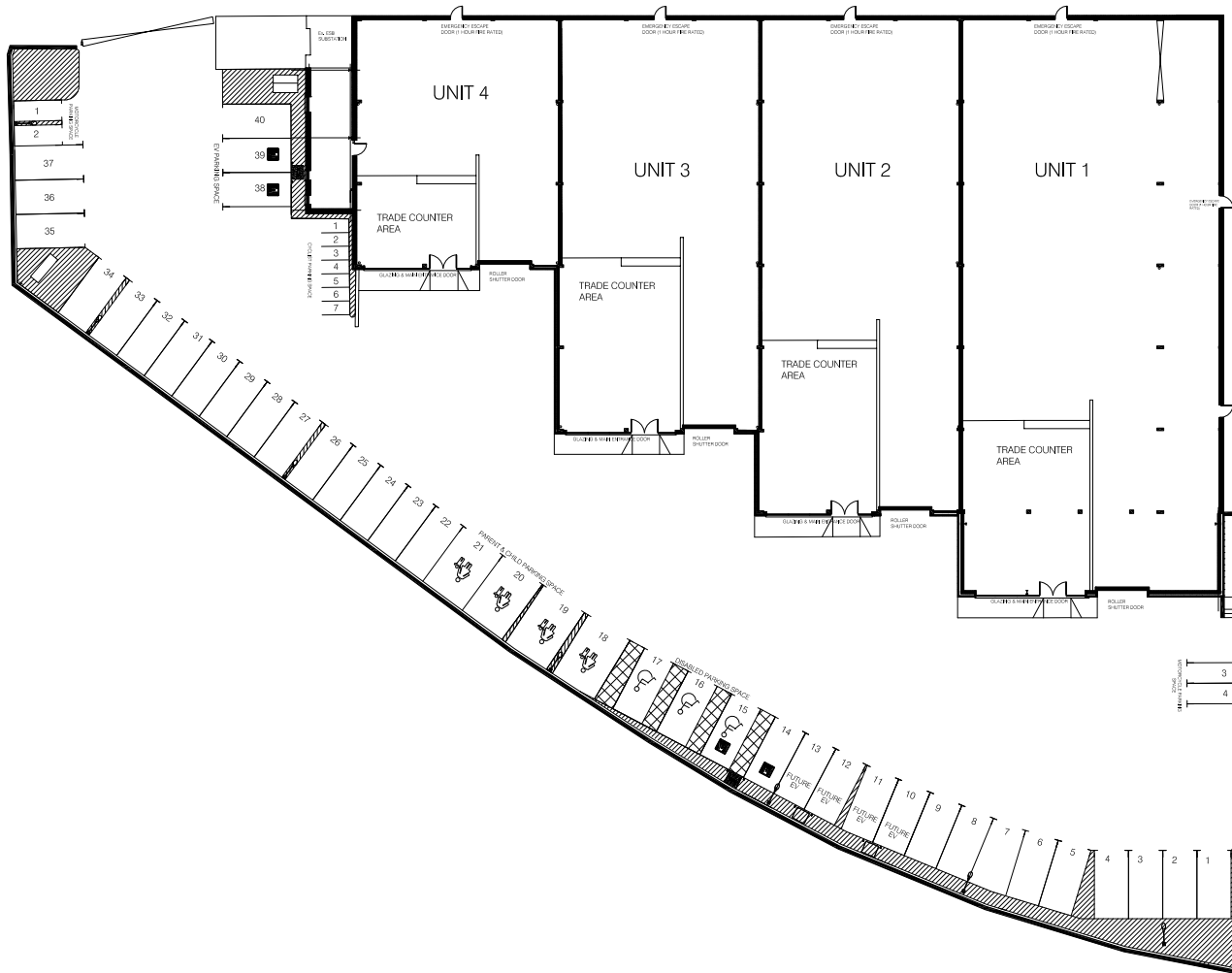
## LOCATION:

A High Profile New Development superbly located on the Pouladuff Road, adjacent to and immediately south of the N40 South Ring Road on the southside of Cork City Centre.

This is an established Builders Providers / Trade Counter and Warehousing location.

Surrounding occupiers include Brooks Timber & Building Supplies, Cork Builders Providers and Smurfit Kappa. From this location convenient access is available to both the city centre via the N40 South Link Road and to all arterial routes and the Jack Lynch Tunnel.

Cork Airport is within 3km to the south while deep seaport facilities are available at Ringaskiddy which lies 17km to the south-east.



## SPECIFICATION:

- Glazed Trade Counter Entrance
- Electric Loading Doors
- Clear Eaves Height - 5.8m
- Concrete Portal Frame Construction
- Full Height Block Walls
- Insulated Architectural Cladding
- 40 Car Parking Spaces
- 4 EV Charging Points
- Services capped ready for tenant fit-out
- Full flexibility to fit-out to suit owners requirement

## PLANNING:

The Units have the benefit of a grant of planning permission for use as Warehousing with Trade Counter use. The Development is due to be completed by October 2022.

## 4 MODERN WAREHOUSE UNITS

A development of 4 Warehouse Units with planning consent to include Trade Counter use and storage.

All units are of concrete portal frame construction which are being redeveloped to include a mix of insulated Architectural cladding and forticrete block walls and insulated composite panel roof with roof lights.

Each unit will be finished to shell specification ready to take individual tenant's fit-out. The units will be finished with electric roller shutters goods access door and glazed entrance.

The Park benefits from 40 car parking spaces including 4 EV Charging Points and a secure fenced perimeter.

### Accommodation:

Approximate Gross External Floor Area:

	Sq.m.	Sq.ft.
Unit 1	819	8,816
Unit 2	539	5,802
Unit 3	452	4,865
Unit 4	318	3,422
<b>Total</b>	<b>2,128</b>	<b>22,905</b>

- 4 New Trade Counter Units
- High Profile Location
- Established Trade/Builder Providers Location
- Excellent Car Parking
- Completion Q4 2022

PLUMBING

ELECTRICAL

PAINTING

DECORATING

POWER TOOLS

TILING





# VANTAGE

TRADE CENTRE

## Pouladuff Road Cork

### TERMS

New FRI leases available

### BER

Pending

### RENT

On application



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