Lisney

TO LET

GROUND FLOOR OFFICES
3 EASTGATE ROAD, EASTGATE BUSINESS PARK, LITTLE ISLAND, CORK.

021-427 5079

- **FLOOR AREAS FROM 156 SQ. M – 465 SQ. M (1,680 – 5,005 SQ.FT.)**
- High specification office building.
- Strategic location with convenient access to the Waterford N25 and Dublin N8 roads, Jack Lynch Tunnel, South Ring Road and the city centre.
- Eastgate Retail Village is nearby with a series of shops, pharmacy, a bank and restaurants.
- On site car parking.

LOCATION

The property is situated in Eastgate Business Park, Little Island, approximately 8 km east of Cork city centre. Little Island is served by an excellent road infrastructure providing easy access to the city centre, Cork International Airport, Waterford N25, Dublin N8 and the South Ring road network. Eastgate is a large mixed-use development incorporating an attractive office park, retail and restaurant units, retail warehousing, a hotel, and car sales showrooms.

DESCRIPTION

The property comprises the ground floor of a two storey third generation office building. It is fitted internally with raised access floors, carpet floor coverings, plastered and painted walls and suspended acoustic tile ceilings incorporating lighting and air conditioning. The office suites are mainly open plan, with a number of private offices and boardrooms incorporated.

ACCOMMODATION

Office	Description	Sq M	Sq Ft
Option 1	Ground floor, mainly open plan, with private offices.	156	1,682
Option 2	Ground floor, mainly open plan, with private offices.	211	2,270
Option 3	Ground floor, mainly open plan, with private offices.	465	5,005

RENT

On application.

VIEWING

Strictly by appointment only.

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