

Lisney

FOR SALE /
TO LET

WAREHOUSE/COMMERCIAL PREMISES
APPROX. 1,622 SQ M (17,460 SQ FT)

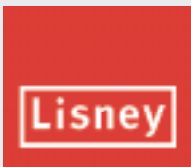
UNIT 31 EURO BUSINESS PARK, LITTLE ISLAND, CORK



021-427 5079

- High specification detached warehouse/commercial premises with two storey office/service block.
- Large site approx. 0.48 hectares (1.2 acres) with car parking to the front and enclosed concrete surfaced hardstanding area to the side and rear.
- Suit a variety of uses including warehouse, light industrial, distribution, wholesale, showroom, etc.





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LOCATION

Euro Business Park is a modern business park development in a high profile location adjoining the Cork/Waterford N25 at the entrance to Little Island, approx. 8km east of Cork city centre and 1.6km from the Jack Lynch Tunnel.

Companies at Euro Business Park include Jones Engineering, Ascon, National Car Test Centre, Heatmerchants, SAM Hire, Nippon Express, An Post, Valve Services, Petro Chem and McKechnie Cleaning Services.

PROPERTY

The property comprises a modern detached single storey warehouse/commercial building with adjoining two storey office block to the front and enclosed compound to the side on an overall site of approx. 0.48 hectares (1.2 acres). The warehouse area provides a high standard of accommodation with an eaves height of approx. 8m with loading access provided by means of two loading doors to the rear and one to the side.

The enclosed compound to the side and rear is enclosed with concrete block walls, steel palisade fencing and a steel gate. The building was previously in use as a car sales showroom.

SERVICES

All main services are available including three phase electricity and mains gas.

ACCOMMODATION

Floor	Description	Sq. M.	Sq. Ft.
Ground	Warehouse/Showroom	1,476	15,888
	Offices and toilets	73	786
First	Offices and canteen	73	786
Total		1,622	17,460

SALE PRICE / RENT

Guide Sale Price: €2,200,000

Quoted Rent: €125,000 per annum



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