

Lisney

LANE

FOR SALE /
TO LET

WAREHOUSE/COMMERCIAL UNIT

UNIT 15A EURO BUSINESS PARK, LITTLE ISLAND, CORK



021-427 5079

- UNIT 1,095 SQ.M. (11,788 SQ.FT.)
- Modern warehouse building with two-storey office block incorporated.
- High profile location in Euro Business Park with convenient access to the Cork/Waterford N25, Dublin N8, Jack Lynch Tunnel and all main routes.
- Suitable for a wide variety of uses including light industrial, distribution, warehouse, etc.
- Two loading doors including one with dock level.

LOCATION/DESCRIPTION

Little Island is located immediately to the south of the N25 Cork-Waterford Road with easy access to the N8 Cork-Dublin road the South ring road network via the Jack Lynch Tunnel. Cork City centre is situated approximately 8km to the east. Little Island has become Corks premier industrial/commercial location. The property is centrally located in Euro Business Park and neighbouring occupiers include An Post, Ascon, Heat Merchants, Auto Exchange, Nippon Express and Protim Abrasives.

DEVELOPMENT

The property comprises a modern single storey warehouse/industrial unit incorporating a two-storey office block to the front. Loading access is by means of two electric roller shutter doors, one with a dock level. The internal eaves height is approximately 6.5m. There is an extensive car parking and circulation area to the front.

ACCOMMODATION

| Floor | Use | Sq M | Sq Ft |
|----------------------|----------------------|---------------|---------------|
| Ground | Warehouse | 985 | 10,602 |
| Ground | Office/Service block | 55.1 | 593 |
| First | Office & Canteen | 55.1 | 593 |
| Approx. Total | | 1095.2 | 11,788 |



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