

Lisney

FOR SALE /
TO LET

WAREHOUSE / LIGHT INDUSTRIAL UNIT
UNIT 18E EURO BUSINESS PARK,
LITTLE ISLAND, CORK



021-427 5079

- Approx. 1,533 sq. m (16,510 sq. ft)
- High specification detached warehouse/commercial premises with two-storey office/service block.
- Eaves height approx 6.8m.
- Two loading doors, including a dock level.
- Strategic location with convenient access to the Waterford N25 and Dublin N8 roads, Jack Lynch Tunnel, South Ring Road and Cork city centre.





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LOCATION

The property is centrally situated in Euro Business Park approx 3km from the Dunkettle Interchange and the Jack Lynch Tunnel and 8km from Cork City centre. Little Island is served by an excellent road infrastructure providing easy access to the city centre, airport, Waterford N25, Dublin N8 and the South Ring road network. Neighbouring occupiers in Euro Business Park include An Post, Ascon, Petrochem, Schenker, Jones Engineering and the NCT centre.

DESCRIPTION

The property comprises a modern single storey warehouse / light industrial unit with two storey office / service block incorporated. The property is constructed on a steel frame with concrete block and metal clad walls, pitched insulated metal deck roof incorporating roof lights and concrete floor. The internal headroom to eaves is approx 6.8m and there is excellent loading access with two up and over loading doors to the front, one of which has a dock level. The ground floor office / service block is laid out with an entrance lobby, private office, canteen, under stairs storage and ladies and gents toilets. The first floor office / service block is laid out with a large open plan office in two main sections.

SERVICES

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

ACCOMMODATION

Floor	Description	Sq. M.	Sq. Ft.
Ground	Office/service block	106.5	1,146
	Warehouse	1,235.2	13,296
First	Offices	192.1	2,068
	Total	1,533.8	16,510

SALE PRICE / RENT

On Application.



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