

UNIT 6

EURO HOUSE

EURO BUSINESS PARK , LITTLE ISLAND, CORK

TO LET



- HIGH QUALITY, OWN DOOR OFFICE EXTENDING TO APPROX 127 SQM (1,370 SQFT)
- FULLY FITTED TO A HIGH SPECIFICATION
- SECURE DESIGNATED CAR PARKING
- STRATEGIC LOCATION WITH CONVENIENT ACCESS TO THE WATERFORD N25, DUBLIN M8, JACK LYNCH TUNNEL, SOUTH RING ROAD AND CORK CITY CENTRE



Eastgate Retail Park

Lee Tunnel

The Property: Euro House

Eastgate Village

Cork City Centre

Radisson Hotel

Euro Business Park

N25 Cork/Waterford

Little Island Railway Station

LOCATION

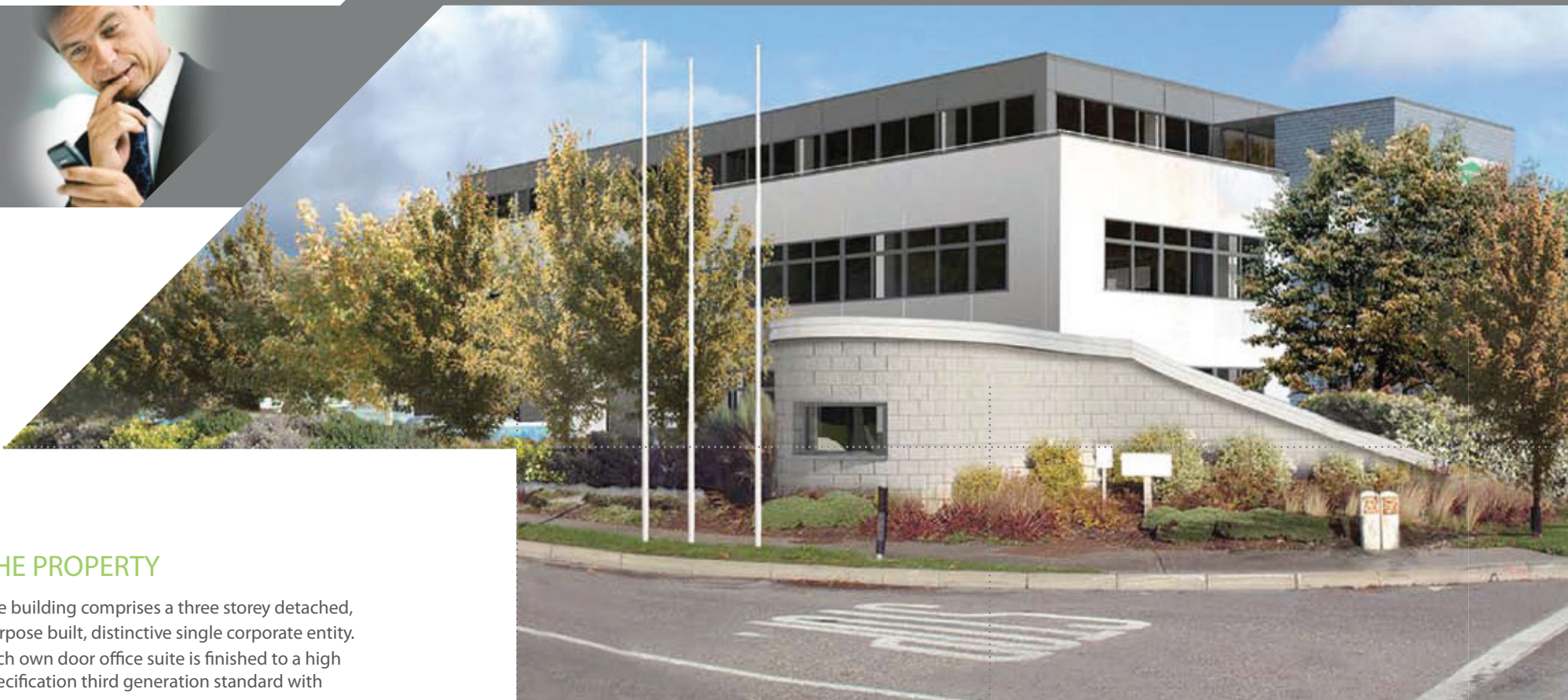
The property is situated on a high profile site at the main entrance to Euro Business Park with immediate access onto the N25 Cork – Waterford Road and convenient to the N8 Dublin Road and the South Ring Road network via the Jack Lynch Tunnel.

Little Island occupies a strategic location approximately 6km east of Cork City Centre adjoining a well developed road infrastructure.

Euro Business Park and the adjacent Eastgate Business Park have become Cork's premier out of town business park location. Euro Business Park has a range of services and amenities close by including Eastgate Retail Village, Radisson Hotel and Cork Golf Club. Eastgate Retail Village comprises a series of shops, a pharmacy and

restaurants. Euro Business Park benefits from a regular commuter train service to Cork City from Cobh via the Little Island Railway Station.

Neighbouring occupiers in Euro Business Park include, Jones Engineering, An Post, The National Car Test Centre, Bam and Petrochem. Existing occupiers include Actavis Ireland, Agilent Technologies Ireland and John Paul Construction.



THE PROPERTY

The building comprises a three storey detached, purpose built, distinctive single corporate entity. Each own door office suite is finished to a high specification third generation standard with ample on-site secure car parking.

The property occupies a prominent site with frontage to the Euro Business Park Estate Road and the Courtstown Road.



OFFICE SPECIFICATION

» Foyer

- » Large entrance foyer finished with porcelain tiles and cherry wood joinery
- » Automatic sliding entry doors
- » Security system with CCTV and swipe card access control
- » High specification Lift to upper floors
- » Main stairwell with full roof light atrium
- » Modern specification ladies & gents toilets with showers on each floor including quality tiling and sanitary ware

» Office

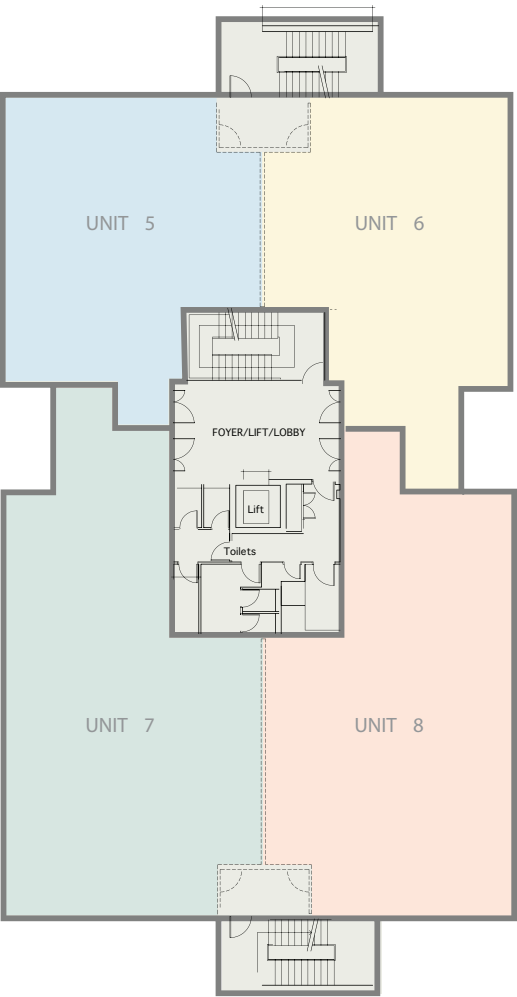
- » Bright open-plan office accommodation
- » Fully air conditioned
- » Raised access floors with floor boxes at 1/10m2
- » Suspended ceilings 2.7 m high with Cat 5 lighting
- » Carpet floor covering
- » Plastered and painted walls
- » Cherry wood joinery throughout
- » Wiring installed for telephone/tv

» External

- » Extensive glazing
- » On site secure surface car parking with CCTV and automatic gate with access control
- » Extensive hard and soft landscaping.



FLOOR PLANS



First Floor



SCHEDULE OF ACCOMMODATION

Floor	Unit No.	Description	Size (sqm)	Size (sqft)
First Floor	Unit 6	Open plan office, boardroom, server room and canteen	127 sqm	1,370 sqft

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BER B3

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EPI: 337.45 kWh/m²/yr

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