

For Sale/To Let (Light Industrial/Commercial Premises)

## Unit 15 Eastgate Way, Eastgate Business Park, Little Island, Cork.



For identification purposes only.

- Modern mid-terrace industrial/commercial unit incorporating office and warehouse accommodation set in Cork's Premier Business Park
- The property extends to approximately 100.16 sq. m. (1,078 sq. ft.), with an additional mezzanine floor of 37.45 sq. m. (403 sq. ft.)
- Office space over ground and mezzanine floors comprising open plan office space with kitchenette and toilet facilities
- Warehouse accommodation benefits from an electric roller shutter door to the rear and eaves height of approximately 5m





Approximate outline.

## Location

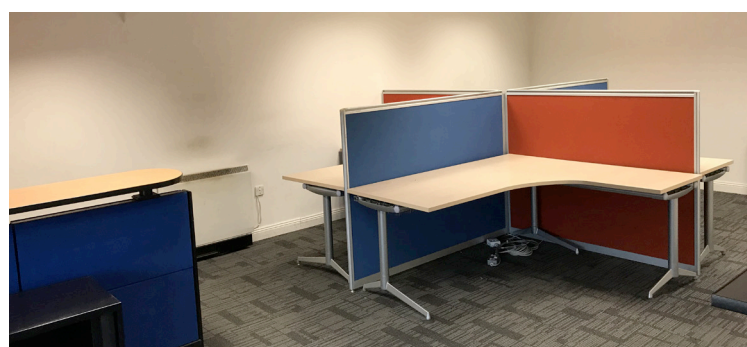
Eastgate Way is located to the southern end of Eastgate Business Park and was one of the first phases to be developed. Eastgate Way can be easily accessed via the R623 which loops through Little Island linking the N25 to the Dunkettle Interchange or via the main entrance to Eastgate off Junction 2 on the N25. Eastgate Business Park provides superb accessibility to the Jack Lynch Tunnel, N40 South Ring Road, the M8 Cork/Dublin road and the N25 Cork/Rosslare Euro Route and is less than ten minutes from Cork city centre and the airport. The park is recognised as Cork's Premier Business Park.

Occupiers within Eastgate includes Laya Healthcare, Eli Lilly MSL, Mott McDonald, Harvey Norman, The Range, DPS Engineering, UPS, and Anderco Safety.

## Description

Unit 15 comprises a mid terraced light industrial/commercial unit of steel frame construction which is finished to a high specification. At ground floor the unit incorporates reception/office space to the front with workshop/warehouse space to the rear. The rear warehouse section has an eaves height of 5m height with electric roller shutter door to the rear for goods access. There is a mezzanine level which provides additional office space with a kitchenette facility.

There is ample car parking to the front with space for unloading vehicles to the rear. Adjoining occupiers include AG Associates Accountants, Elite Ambulance and Arjo Ireland Ltd.



## Floor Area

Description	Size Sq. M. (Approx.)	Size Sq. Ft. (Approx.)
Ground Floor (GEA)	100.16	1,078
First Floor Mezzanine	37.45	403
<b>Total</b>	<b>137.61</b>	<b>1,481</b>

## Viewings

Strictly by appointment with sole selling agents.

## Lease Terms and Sale Price

On Application.

## BER

D1

BER Number: 800637357

### Savills

11 South Mall,  
Cork  
[savills.ie](http://savills.ie)

### Emmet Finnegan

+353 (0)21 490 6118  
[emmet.finnegan@savills.ie](mailto:emmet.finnegan@savills.ie)

### Niall Guerin

+353 (0)21 490 6340  
[niall.guerin@savills.ie](mailto:niall.guerin@savills.ie)

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