

To Let - Prime A - Rated Industrial / Logistics Unit

Unit 8, Nova Business Park, Little Island, Cork. T45 EY03





ABOUT THE PROPERTY

Approx. 2,053.7 sq m (22,105 sq ft) with 3 dock levellers and 1 grade level door.

Fully refurbished A-rated unit finished to the highest of standards.

The offices are finished to the highest standards with LED lighting, air conditioning and data cabling.

Ample on site car parking, circulation and loading facilities in a secure self-contained park with 24/7 access

Prime location in the heart of Little Island.

EV Charging, LED Lighting, Smart meters and LEED accredited

Available fully racked.



OVERVIEW

Nova Business Park is one of the market leading business park situated in an unrivalled location in the heart of Little Island, Cork. This presents a rare opportunity to occupy a best in class industrial / logistics solution in a prime location with ample loading facilities in a secure self-contained park.

Ideally located just minutes from the recently upgraded Dunkettle interchange, providing ease of access to all arterial routes and Cork City Centre.

Nova Business Park has been redesigned with the modern occupier in mind, with extensive upgrades throughout the buildings and park occupiers benefitting from lower annual utility costs.

The overall scheme extends to a total of 11,771 sq.m (126,705 sq. ft) across eight units and benefits from excellent circulation areas, dock leveller's, roller shutter doors, new internal office accommodation and A – Rated BER certification amongst many other highlights.

DESCRIPTION

Unit 8 comprises a high profile end terrace industrial/ logistics unit with the benefit of one dock leveller to the front, two dock levellers to the rear and an additional grade level door to the rear. The unit is fully racked at present and immaculately presented with high quality canteen space, w/c's and office space in situ.

The building comprises a high-quality ground floor warehouse, ground floor office, and first floor office accommodation—designed to meet the needs of modern occupiers.

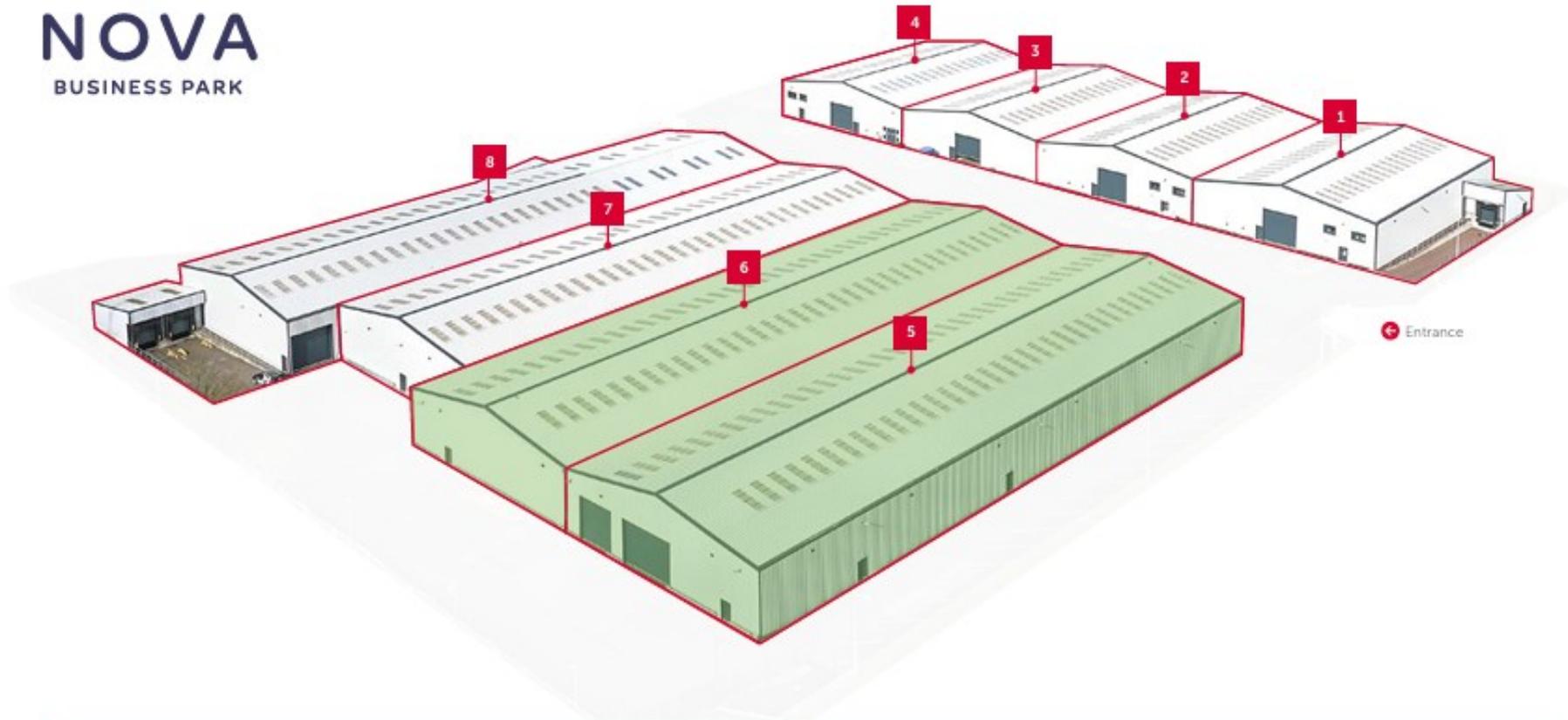
The unit extends to a GEA of 2,053.7 sq m (22,105 sq ft) with the benefit of 6m eaves height and an 8m apex height, EV charging points, designated parking and excellent circulation areas on a secure and prominent site.



GEA - ACCOMMODATION Approx.

| Floor | Sq Ft | Sqm |
|---|---------------|----------------|
| Ground Floor Warehouse <small>Approx.</small> | 20,715 | 1,924.5 |
| Ground Floor Office <small>Approx.</small> | 695 | 64.6 |
| First Floor Office <small>Approx.</small> | 695 | 64.6 |
| Total <small>Approx.</small> | 22,105 | 2,053.7 |





| UNIT 1 | UNIT 2 | UNIT 3 | UNIT 4 | UNIT 5&6 | UNIT 7 | UNIT 8 |
|---|---|---|---|---|---|---|
|  |  |  |  | AVAILABLE TO LET (40,925 sq ft) |  | AVAILABLE FOR ASSIGNMENT or SUB-LEASE (22,105 sq.ft) |



LOCATION & CONNECTIVITY

Little Island is well established as Cork's single largest industrial and logistics hub, containing approximately 5 million sq. ft. of warehousing, manufacturing, and logistics space.

Renowned as a mature business hub, Little Island hosts a diverse mix of multinational occupiers, logistics operators, manufacturing facilities, and high-quality office developments. The area has a long-standing reputation for industrial use, offering an experienced local workforce and a proven commercial ecosystem. High - profile multinationals such as Gilead, Pepsi, LEO Pharma and Eli Lilly have made Little Island their home in this region.

The location is convenient to Cork City Centre, the M8 Dublin Road via the recently upgraded Dunkettle Interchange (approx. 3kms) and Waterford via the N25. The N40 South Ring Road and all arterial routes are also easily accessible.

Nova Business Park is situated within a proven and strategic location in Little Island, which is reflected in the calibre of neighbouring occupiers who include Harvey Norman, HACH, UPS, DDW, Pipelife, Janssen, Iff and Viatrix.

| Destination | Drivetime | Distance |
|-----------------------|-----------|----------|
| N25 | 3 mins | 1 km |
| Dunkettle Interchange | 5 mins | 3 km |
| M8 | 6 mins | 3.5 km |
| Jack Lynch Tunnel | 6 mins | 3.5 km |
| Kent Train Station | 11 mins | 8.5 km |

| Destination | Drivetime | Distance |
|----------------------------|-----------|----------|
| Cork City Centre | 15 mins | 9.5 km |
| Cork International Airport | 18 mins | 16 km |
| Ringaskiddy Port | 20 mins | 20 km |
| Limerick City Centre | 100 mins | 105 km |
| Dublin City Centre | 170 mins | 250 km |

SUSTAINABILITY



Kennedy Wilson are at the forefront of sustainable development and are working to achieve LEED accreditation (Leadership in Energy and Environmental Design) at Nova Business Park. This is a barometer of a building that promotes healthy, efficient, and cost-effective build practices.



Kennedy Wilson is a member of the Irish Green Building Council. The IGBC is a non – profit organisation that unites all members to accelerate the transformation of the built environment through leadership, research, education, and policy input on a national and local government level.



A BER rating is the highest rating available for the most energy – efficient buildings in Ireland. Some of the measures in place to achieve this rating include EV Charging, LED Lighting and Smart Meters which will lead to occupiers benefitting from lower annual utility costs.



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LEASE TERMS

Available by way of sub-lease or assignment.
Further lease details available on request

RENT

Passing Rent available on request

BER

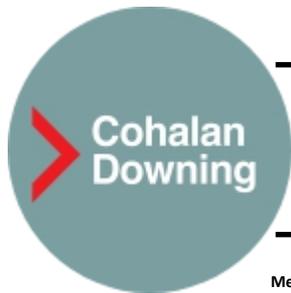


Full Building Energy Rating Certificate and
Advisory report is available on request

Viewings

Strictly by appointment with sole letting agent
Cohalan Downing

Original Developer



For Further Information:

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Viewing Strictly by appointment with the sole agent Cohalan Downing.

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