

FOR LEASE

Unit 49 Eastgate Drive, Eastgate, Little Island, Cork. T45 AW70

HIGH PROFILE - END TERRACE LIGHT INDUSTRIAL/ COMMERCIAL UNIT WITH DUAL FRONTAGE

Outline For Identification Purposes Only

**Cohalan
Downing**





ABOUT THE PROPERTY

Approx. 2,765 sq ft (256.9 sq m) with large loading door (3.1 m x 5m)

Minimum Eaves height of 5.9 metres

High quality, modern, light industrial/commercial unit in a superb location

Fitted with a security alarm and a fire alarm.

Neighbouring occupiers include; SOTA Prosthetics & Orthotics, Colltex Designs Ltd, Securitas, Elevare, Kelliher's Electrical, Reliance and MMS Medical.

Available immediately on new 4 year 9 month lease terms.



LOCATION

49 Eastgate Drive is strategically located within the western end of the thriving Eastgate development. This park is recognised as one of Cork's Premier Light Industrial Business Parks.

Little Island is situated approximately 8 kms East of Cork City Centre and is a short distance from the recently upgraded Dunkettle interchange which connects the N8 Cork to Limerick/Dublin road and the South Ring road network which is the main artery linking Little Island with Cork Airport, West Cork and on to Kerry via the Ballincollig By-Pass.

Little Island is a well-established Industrial and Commercial location with a number of Industrial Parks and Business Parks including Euro Business Park, East Gate Business & Retail Park, Sitecast Industrial Estate, GB Business Park, Courtstown Industrial Estate, IDA Industrial Park, etc. There are also a number of heavy industries located in Little Island and the pharma sector further provides for significant employment in the region.



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DESCRIPTION

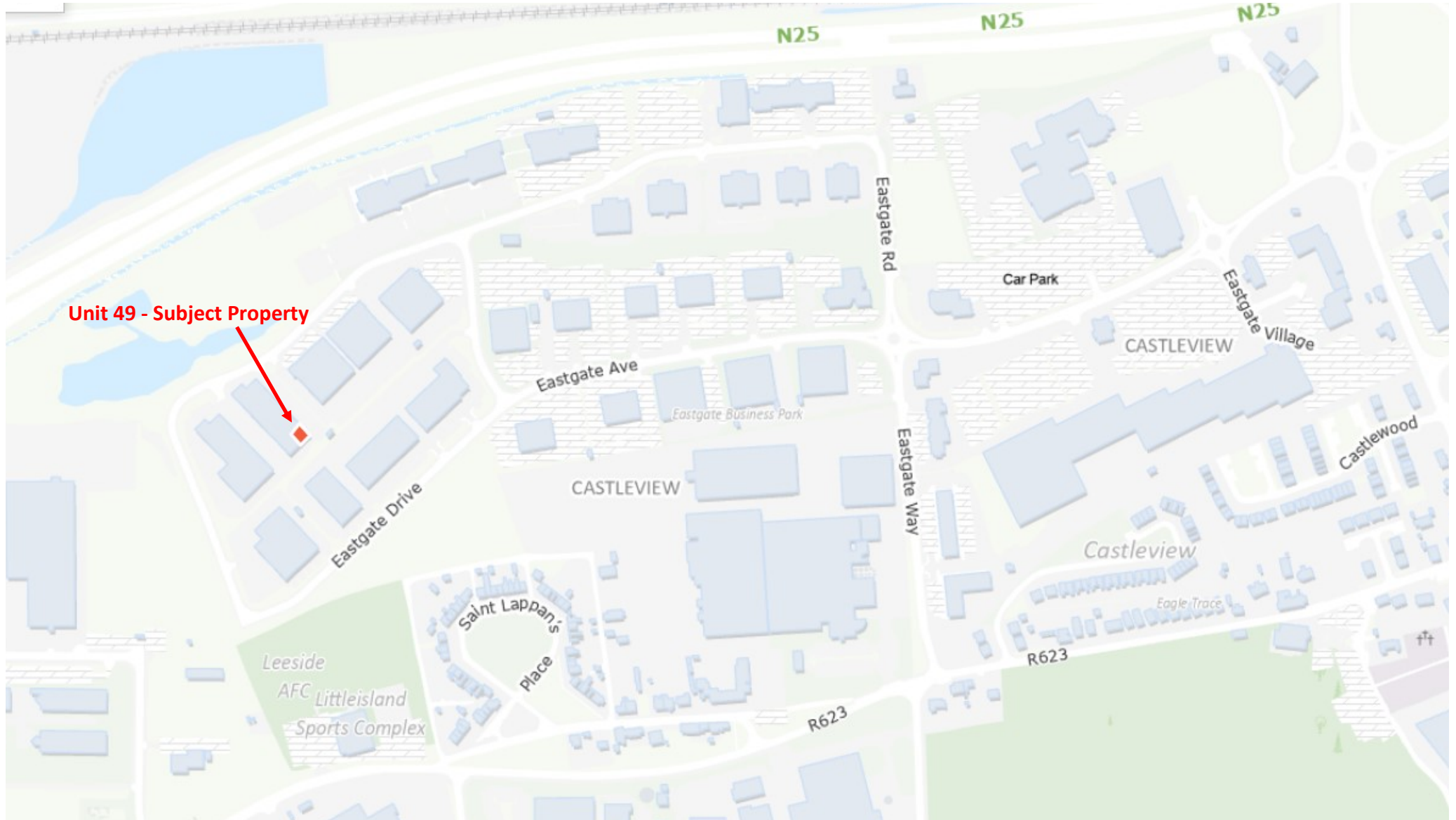
- > Unit 49's ground floor extends to some 1,865 sq ft (173.3 sqm) plus a mezzanine of 900sq.ft (83.6 sqm) and a minimum eaves height of 5.9 metres and an apex height of 6.2 meters.
- > Currently laid out with a ground floor admin/ office area, staff kitchenette and W.C and a substantial storage/ warehouse area to the side.
- > Unit 49 benefits from front and side profile with pedestrian access and a large motorised up and over loading door to the front (3.1m X 5m) along with ample circulation space.

ACCOMMODATION - GEA

Unit	Sq Ft	Sqm
Ground Floor Approx.	1,865	173.3
Mezzanine Floor Approx.	900	83.6
Total Approx.	2,765	256.9



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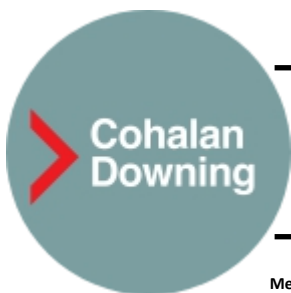


Excellent location in Corks premier business Park and available immediately on new lease terms.

BER INFORMATION

BER C3

LOCATION MAP



For Further Information:

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Viewing Strictly by appointment with the sole letting agent Cohalan Downing.

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