



FANTASTIC MODERN COMMERCIAL /WAREHOUSE UNIT

**UNIT 103/104 HARBOUR POINT BUSINESS PARK,
LITTLE ISLAND, CO CORK.**



021 427 77 17

www.cdacork.com

Substantial, mid-terrace, industrial/ commercial warehouse unit with ancillary office accommodation extending to a GEA of some 5,400 sq. ft approx.

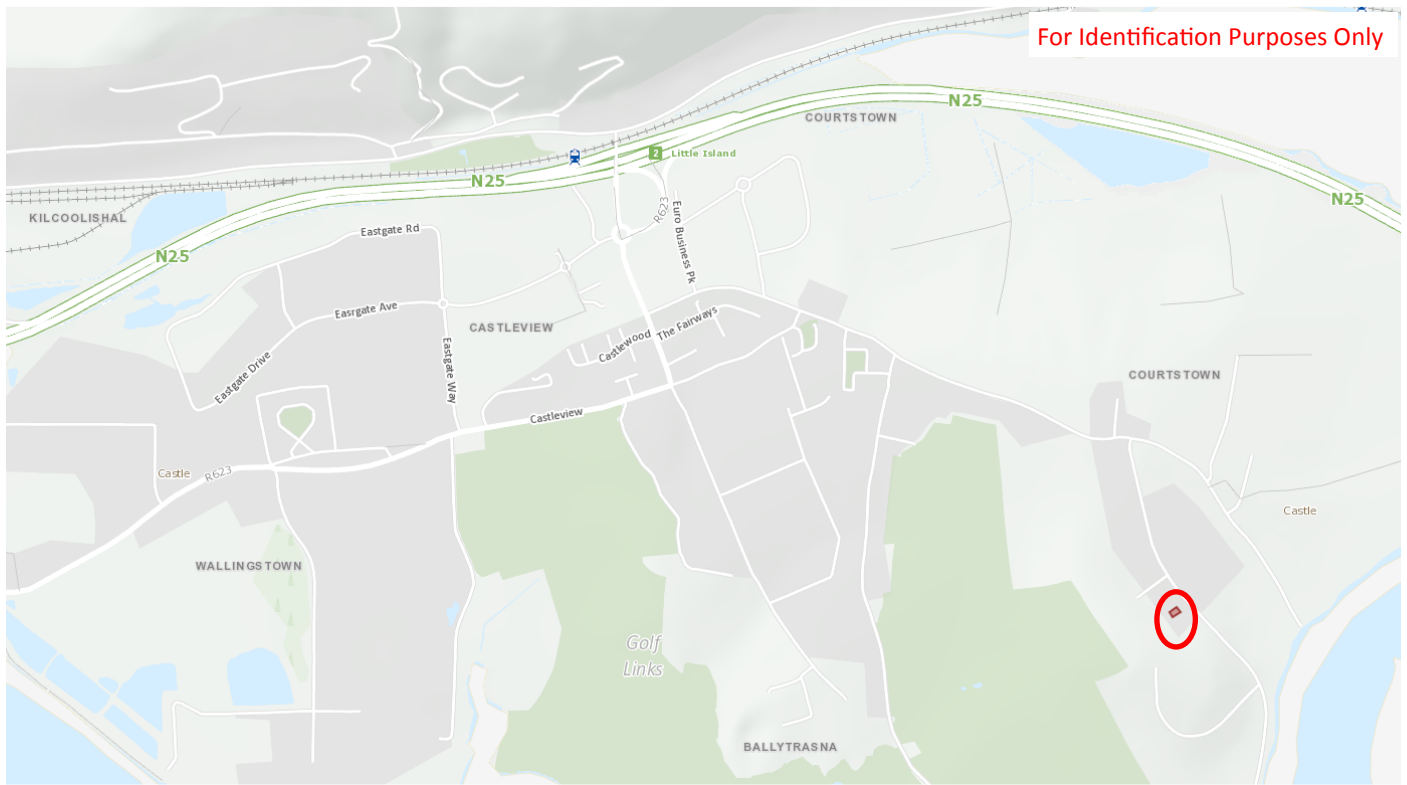
Modern double width unit, with an impeccable finish, dual loading doors to the rear along with an abundance of on site car parking and circulation space.

Situated in Harbour Point Business Park, Little Island, a well established and popular commercial location which benefits from excellent access to the City Centre, the South Ring Road network and Cork Airport.

Adjoining occupiers in the area include, Hairy Baby Clothing, Woodland Print & Design, Higgins & Co Catering, DB Schenker, Fastway Couriers, Ballymaloe Country Relish and Kuehne & Nagel.

Viewings Strictly By Appointment With Sole Agency

TO LET



Gross External Floor Area	Sq. M Approx.	Sq. Ft Approx.
Ground Floor Office/ Warehouse	330	3,550
First Floor Mezzanine/ Office	170	1,832
Total Area	500	5,382

Description:

A modern, substantial, mid-terrace, industrial/ commercial warehouse unit which extends to a GEA of some 5,382 sq.ft (500 sq. m) with a minimum eaves height of approx. 6m and an apex height of 7m. This double width unit has just undergone an extensive fitout to provide the most modern of finishes to include offices, staff breakout areas and expansive production floor. The front façade of the building is finished with full height glazing and unit is fitted with 2 grade level roller shutter doors to the rear elevations. The unit further benefits from separate pedestrian access doors to the front. Internally the quality of the fitout needs to be viewed to be appreciated with a reception area with a series of office and ancillary staff areas, expansive warehouse, and W.C's.

Location:

The property is situated in Harbour Point Business Park, Little Island, approximately 8 kms east of Cork City Centre and in close proximity to the Dunkettle interchange which connects to 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 onto Kerry through 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, and Courtstown Industrial Estate.

Rates:

Approx. €4,186 per annum (2019).

Rent:

On Application



Viewing:

Strictly by prior appointment with Sole Agents;

Rob Coughlan

E-mail: rcoughlan@cdacork.com

Messrs. Cohalan Downing, for themselves and for the vendors of this property whose agents they are, give notice that:

(i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Messrs. Cohalan Downing has authority to make or give any representation or warranty whatever in relation to the property.

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