

TO LET



NOVA

BUSINESS PARK

Little Island, Cork



BER A2

BER A3

LEADING BUSINESS PARK SUBSTANTIALLY REFURBISHED A-RATED UNITS



CBRE

KEY HIGHLIGHTS



Prime location situated in the heart of Little Island



Ample loading facilities in a secure self-contained park



High – quality new office and canteen space installed in each of the units



EV charging, LED Lighting, Smart meters and targeting LEED

BER A

Fully refurbished A-rated units throughout and finished to the highest of standards



OVERVIEW

Nova Business Park is a 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.

This prime location is only minutes from the new 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 the overall park occupiers benefit from lower annual utility costs.

The 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.





UNIT GALLERY



SPECIFICATION



7m – 8m clear internal eaves height.



Dock levellers and roller doors available (dependent on unit).



Excellent circulation and turning areas with ample car parking.



High bay LED lighting including PIR occupancy control (lighting) and daylight sensors in the warehouse areas.



New office space includes wc's, kitchen at ground floor level, and open office space on the first floor.



Suspended ceilings incorporating LED lighting, carpets, electric heaters, general power and lighting provided with data point locations.



Each unit is supplied with EV Charging ports.



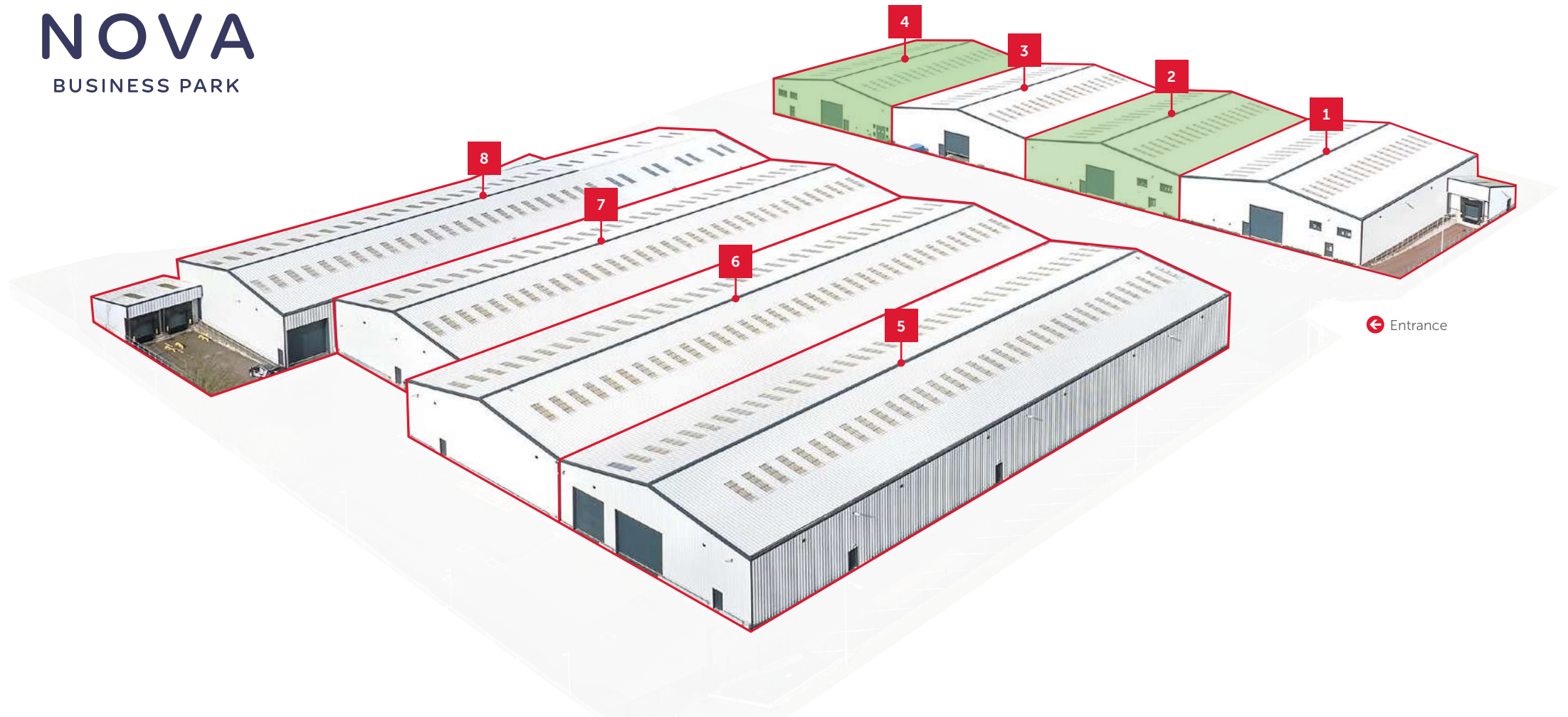
Secure and managed business park with automated gates and access control.

ACCOMMODATION

Unit No	Total Sq. M	Total Sq. Ft	Ground Floor Warehouse (Sq. Ft)	Ground Floor Office (Sq. Ft)	First Floor Office (Sq. Ft)	Total Office (Sq. Ft)	Status
Unit 1	1,119	12,045	11,084	480	480	961	Occupied
Unit 2	1,032.6	11,115	10,198	459	459	917	Available To Let
Unit 3	1,025	11,032	10,256	388	388	776	Occupied
Unit 4	1,024.8	11,031	10,064	529	438	967	Available To Let
Unit 5 & 6	3,802	40,925	39,516	704	704	1,409	Occupied
Unit 7	1,714.2	18,452	17,065	694	694	1,387	Occupied
Unit 8	2,053.7	22,105	20,715	695	695	1,390	Occupied
TOTAL	11,771	126,705					



NOVA
BUSINESS PARK



UNIT 1

FAILTE SOLAR
-GO GREEN GO SOLAR-

UNIT 2

**AVAILABLE
TO LET**

UNIT 3

 **FoodCloud**

UNIT 4

**AVAILABLE
TO LET**

UNIT 5&6

fastway
A Nuvolet Company

UNIT 7


BON SECOURS HEALTH SYSTEM

UNIT 8

EZ LIVING
furniture



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.

Little Island's reputation as a prime industrial location is cemented with multinationals such as Gilead, Pepsi, LEO Pharma and Eli Lilly having made the location their home.

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 Viatris.

Destination	Distance
N25	1 km
Dunkettle Interchange	3 km
M8	3 km
Jack Lynch Tunnel	3.5 km
Kent Train Station	8.5 km

Destination	Distance
Cork City Centre	9 km
Cork International Airport	16 km
Ringaskiddy Port	20 km
Limerick City	105 km
Dublin City	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.

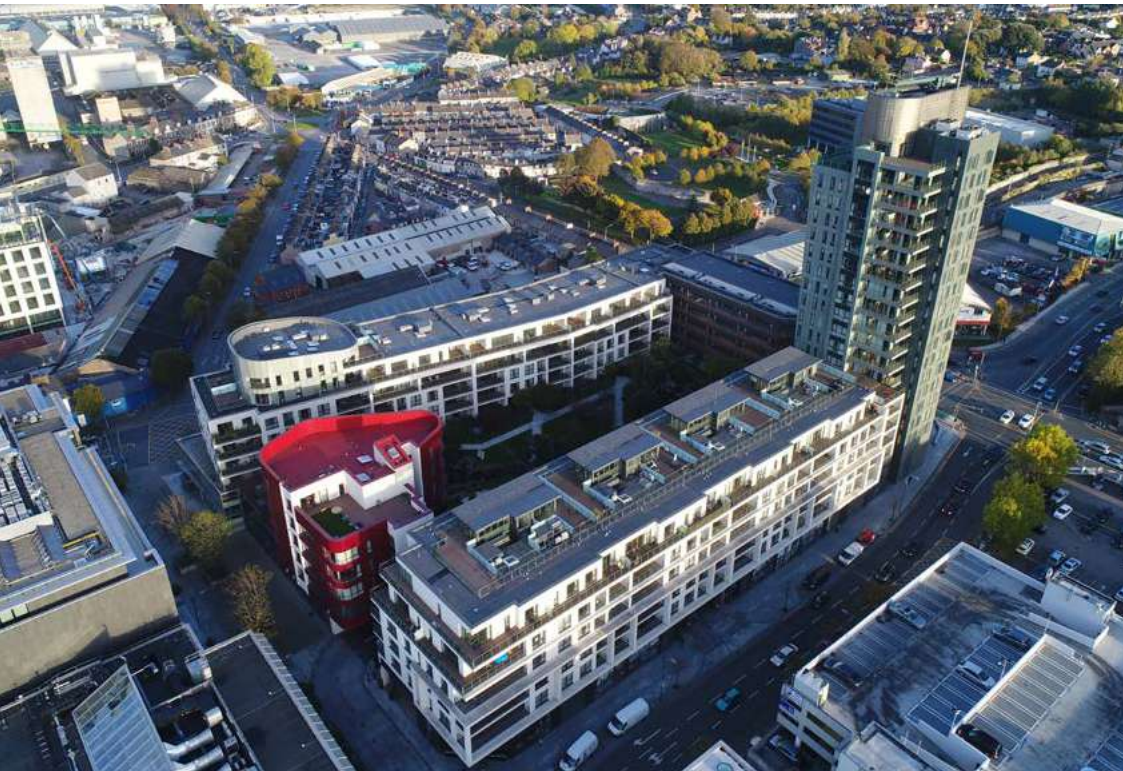


A BER rating is the highest rating available for the most energy – efficient buildings in Ireland. Some of the measures in place to achieve this rating include EV Charging, LED Lighting and Smart Meters which will lead to occupiers benefitting from lower annual utility costs.



KENNEDY WILSON

Kennedy Wilson (NYSE:KW) is a global real estate investment company. They own, operate, and invest in real estate on their own and through their investment management platform across the Western United States, United Kingdom, and Ireland.



They primarily focus on multifamily, office properties, industrial/logistics and debt investments in our investment management business. Headquartered in Beverly Hills, CA, Kennedy Wilson has twelve global offices located throughout the U.S. and Europe. Please visit www.kennedywilson.com.





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