



CHARTERED SURVEYORS  
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## BUSINESS UNIT FOR SALE

Unit 6, Euro Innovation Park, Euro Business Park, Little Island, Cork



### Highlights:

- A modern end of terrace business unit extending to approx. 213.7 sq.m (2,300 sq.ft) with 6m eaves
- Excellent location in Little Island adjoining the N25 and within easy access of the City Centre and M8
- Good quality unit, office accommodation 3 phase power, intruder alarm, fire alarm etc.

### Contact

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### The Location:

Ideally located in Euro Business Park in Little Island approximately 8 km East of Cork City and adjacent to the N25 to Waterford and within 1 km of the M8 (Cork to Dublin road) and the Jack Lynch Tunnel. Euro Business Park is a very sought after Business Park in the Little Island due to the excellent location and quality units.

### Description:

This property provides an “own door” end of terrace business unit extending to approx. 2,290 sq. ft with an eaves height of approx. 6.2m and 7.3m at the centre. There is a good quality warehouse area with a small office section with 2 offices and 1 washroom. The unit is fitted with an intruder and fire alarm. Access is through one pedestrian door and 1 electric roller shutter door. The unit also has 3 phase power.

### Advised Market Value:

€175,000

### Viewing:

Strictly by appointment with the sole agent.

### Accommodation (GEA approx.):

Unit:	Sq. Ft	Sq. M
Ground Floor	2,300	213.7

### Outgoings:

Rateable Valuation = €TBA, Service Charge €TBA

### BER:

TBA



### Location Map:



### CONDITIONS TO BE NOTED

1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact.
2. The vendor does not make or give, nor is Casey & Kingston or its staff authorised to make or give any representation or warranty in respect of this property.
3. All descriptions, dimensions, references to condition and other details are given in good faith are believed correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy himself/herself otherwise as to the correctness of each of them.
4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail