

TO LET

**Second Floor, 1102 Euro Business Park,
Little Island, Co. Cork, T45 PR28**

**Cohalan
Downing**





ABOUT THE PROPERTY

Approx. 220 sq m (2,368 sq ft)

Fully fitted second floor office suite

The offices are finished with raised access floors, air conditioning and extensive glazing

The building is constructed to a high specification and there is lift access to all floors

9 on site car parking spaces



LOCATION

The property is centrally situated in Euro Business Park, an established mixed business park development adjoining the Cork/ Waterford N25 Road at the entrance to Little Island and approx. 8km east of Cork city centre. It is located approx. 3km east of the Dunkettle Interchange which connects with the Dublin M8 and via the Jack Lynch Tunnel with the South Ring Road network. Euro Business Park is within easy commuting distance of Cork city over a well-developed road infrastructure and there is a regular commuter train service to the nearby Little Island train station.

Nearby occupiers in Euro Business Park include Chubb, Jones Engineering, Eolas, An Post, BAM, John Paul Construction, Traco Power, Care Choice and NCT Centre.

DESCRIPTION

The property comprises a fully fitted office suite located on the second floor of a modern purpose-built office building. The floor is laid out with a canteen, open plan office, meeting/conference room, 3 no. private offices, ladies and gents' toilets and shower. The offices are finished internally with painted walls, lighting, air conditioning, and carpet floors tiles.

The building is serviced by a passenger lift. The main entrance door has a secure fob/intercom access.



ACCOMMODATION

Floor	Description	Sqm	Sqft
Second	Office	220	2,368

LEASE

New lease available

GUIDE RENT

€43,000 per annum exclusive



It is located approx. 3km east of the Dunkettle Interchange which connects with the Dublin M8.



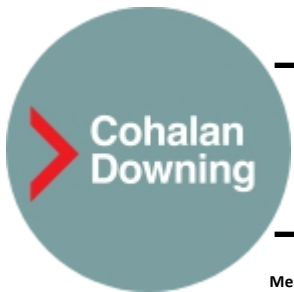


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BER INFORMATION

BER D2

LOCATION MAP



For Further Information:

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

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