

**Unit 4, Eastgate Way,
Eastgate Business Park, Little Island, Cork. T45 P927**

For Identification Purposes Only



021 427 77 17

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- > High quality, modern, mid-terrace industrial/ commercial unit.
- > Unit 4 extends to some 1,400 sq.ft comprising a ground floor area of 1,076 sq ft (100 sqm) approx. with additional space at mezzanine level extending to 324 sq ft (30 sqm) approx.
- > Currently laid out with a ground floor office/ reception area and warehouse to the rear with a minimum eaves height of 5 metres approx. The mezzanine is currently utilised as additional open plan office accommodation and the unit is also fitted with staff toilets which are located to the rear of the ground floor.
- > Unit 4 benefits from dual frontage with pedestrian access to the front and a full height roller shutter loading door to the rear with ample car parking and external circulation space.
- > Situated in the thriving Eastgate Business Park which has established itself as a strategic employment hub on the eastern fringe of the city and within minutes of the Jack Lynch Tunnel, Dunkettle Interchange and the South Link Road Network (N40).
- > Fitted with an intruder security alarm and 3 phase power, gas is available but **NOT** connected.

Viewings Strictly By Appointment With Sole Selling Agents

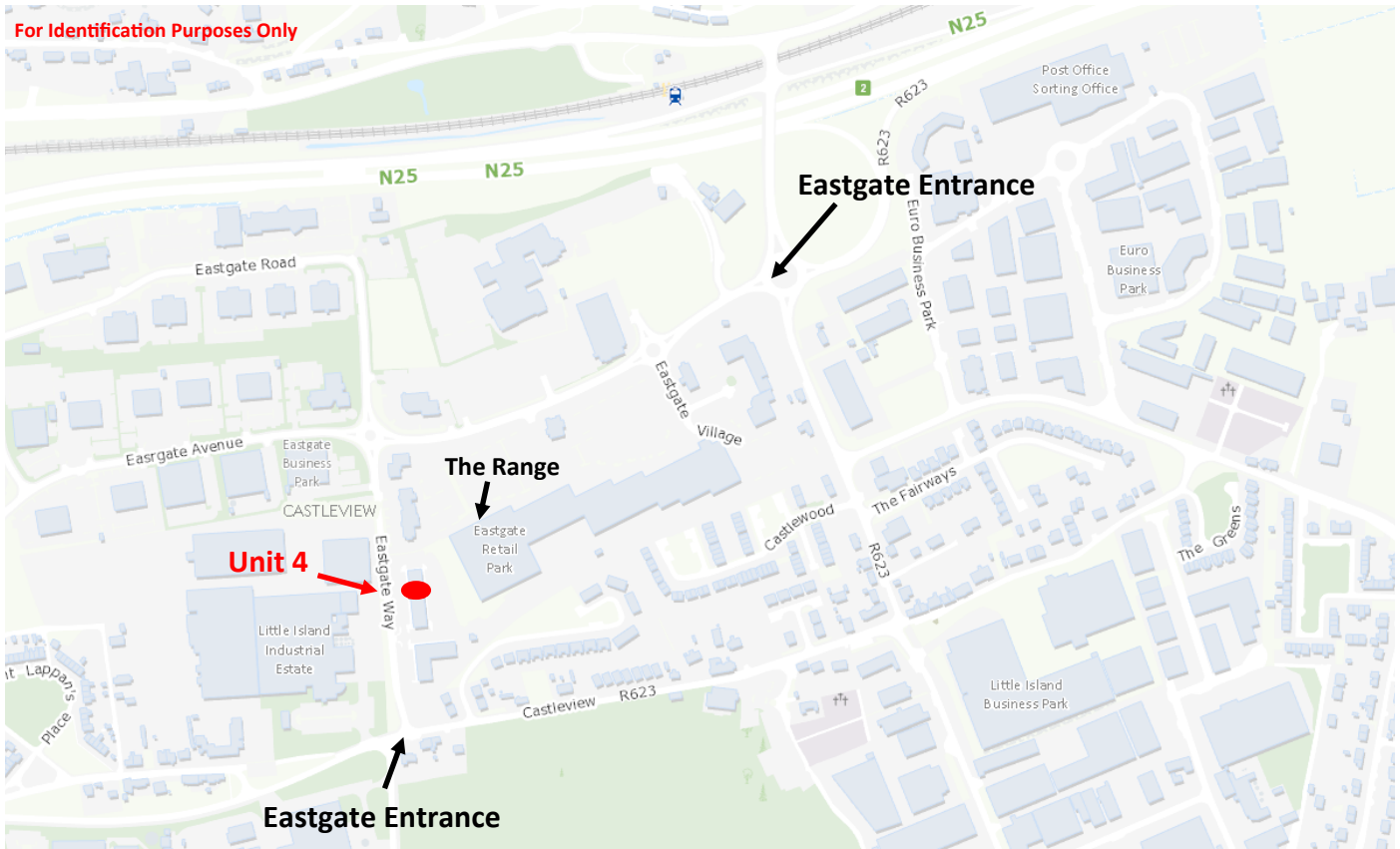
FOR SALE

Location

Eastgate Way is strategically located within Eastgate Business Park to the east of the spine road connecting Eastgate to the R623. The park is recognised as Corks's Premier Business Park.

Little Island is situated approximately 5 miles East of Cork City Centre and is a short distance from the Dunkettle roundabout 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 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, 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.



Accommodation

Unit	Sq Ft	Sqm
Ground Floor Approx.	1,076	100
Mezzanine Floor Approx.	324	30
Total Approx.	1,400	130



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For Further Information Contact: Rob Coughlan **E)** rcoughlan@cohalandowning.ie **M)** 086-3264320

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