



CHARTERED SURVEYORS
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WAREHOUSE TO LET

Unit 1, Euro Innovation Park, Little Island, Cork



Highlights

- Modern Detached warehouse/light industrial unit of 3,800 sq. ft. and designated external area / car parking.
- Automatic roller shutter door.
- 6 m high eaves with PVC Double glazed windows.
- Centrally located in Euro Business Park just off the N25 Cork/Waterford Road

Contact

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The Location:

The property is situated in Euro Business Park which adjoins the Cork/Waterford N25 Road, at the entrance to Little Island and 8km east of Cork city.

High profile occupiers in the immediate vicinity include An Post, U Storage, NCT and BAM Contractors.

Description:

The property comprises a modern detached warehouse/light industrial unit, with designated external area / car parking.

Loading access is provided by means of an automatic steel roller shutter loading door to the front and the internal headroom to eaves is approximately 6m. There is 3 phase power.

Accommodation:

Section	Sq M	Sq Ft
Ground Floor Warehouse	353	3,800
Total:	353	3,800

Services:

All mains including broadband are connected

Rates & Service Charges:

RV = 59

Service Charges = TBC

Viewing:

Strictly by prior appointment with sole agent

Advised Letting Value

€30,000 per annum

Basis of letting

Private Treaty

BER:

TBA

**CONDITIONS TO BE NOTED**

- 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.
- 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.
- All descriptions, dimensions, references to condition and other details are given in good faith and 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.

In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail