



**Modern Detached Office Building
with Warehouse and
Secure Yard on 0.6 Acres Approx.**

**UNIT 2, LITTLE ISLAND BUSINESS PARK,
LITTLE ISLAND, CORK. T45 FK66**



021 427 77 17

> www.cohalandowning.ie

- > The property comprises an impressive detached corporate headquarters style office & warehouse unit extending to a GEA of approximately 10,150 Sq.ft (943 sqm) together with an abundance of car parking facilities and vehicular circulation areas, set down areas and yard space set on an overall secure site extending to 0.6 Acres/ (0.24 ha) approx.
- > The property is modern and well presented with a large grade level loading door to the northern elevation. The warehouse benefits from a minimum eaves height of 6m.
- > The substantial office accommodation has been fitted to provide an impressive ground floor reception area with an abundance of private and open offices, meeting rooms, admin areas, telecoms, canteen and staff facilities laid out over two floors.
- > Internally the unit is fitted with GFCH; - wall mounted radiators in the office accommodation and space heaters in the warehouse.

Viewings Strictly By Appointment With Sole Agency

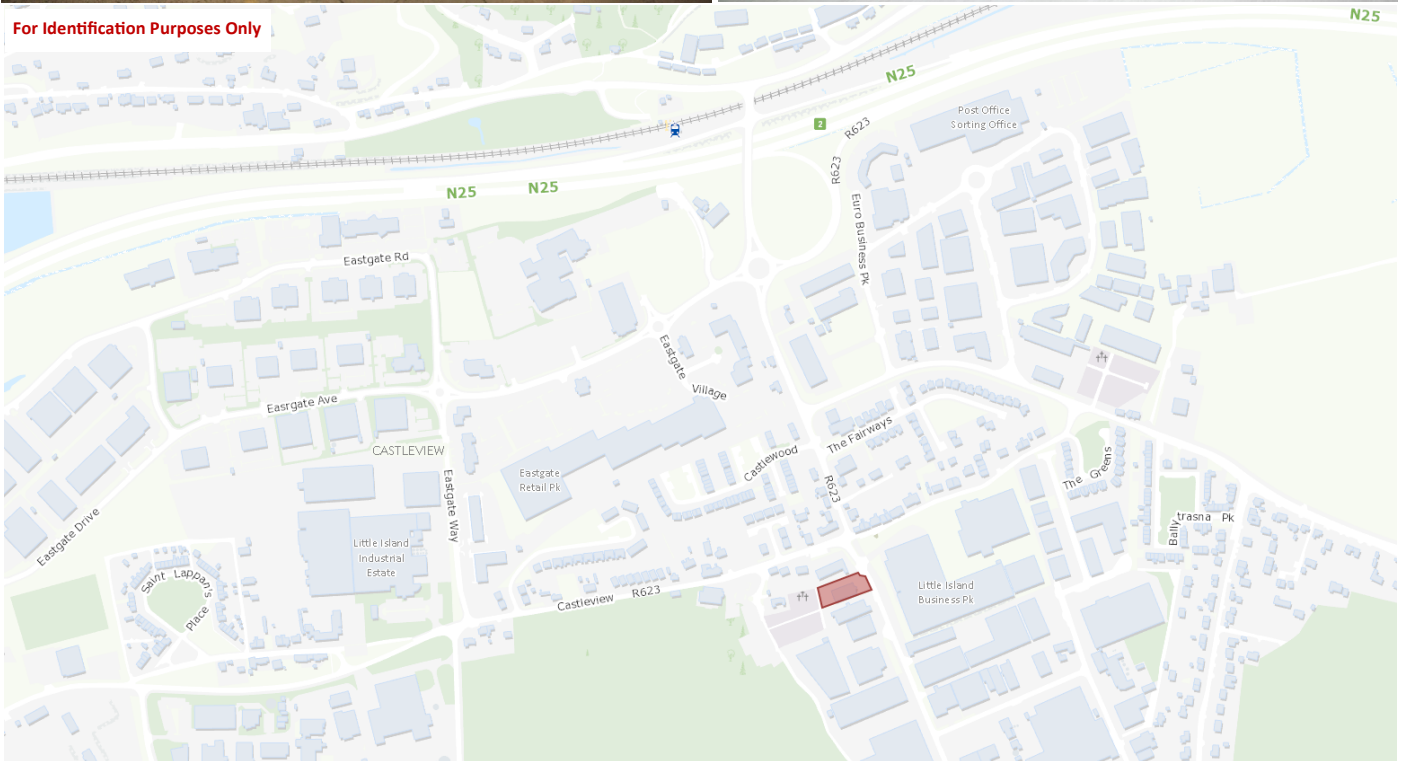
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Location

Ideally located within the thriving employment hub of Little Island, which is situated on the N25 Waterford Road approx. 1.5 km east of the Dunkettle interchange connecting the Dublin M8 with the Waterford N25, and Cork's South Ring Road network, providing immediate access to the Airport and Cork's southern and western suburbs. Little Island is widely recognised as one of Cork's premier business locations, with occupiers in the immediate vicinity including Laya Healthcare, Eli Lilly, Gilead, ESB Networks, Pepsi, South Western and PE Global. Nearby services and amenities including a Spar convenience store, AIB, Bank of Ireland, Cafes, gyms, restaurants, and a Radisson Blu Hotel with leisure centre and conference facilities. There is a regular commuter rail service to the nearby Little Island railway station.



For Identification Purposes Only



Accommodation

| Description | Sq.M. Approx. | Sq.Ft. Approx. |
|----------------------|------------------|-------------------|
| Warehouse | 204.4 | 2,200 |
| Ground Floor Offices | 369.3 | 3,975 |
| First Floor Offices | 369.3 | 3,975 |
| Total | 943 | 10,150 |



Viewing:

Strictly by prior appointment with Sole Agents;

Rob Coughlan

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