

FOR LEASE

HIGH PROFILE - COMMERCIAL UNIT WITH DUAL FRONTAGE

Outline For Identification Purposes Only



Unit 4, Eastgate Way, Little Island, Cork. T45 P927



ABOUT THE PROPERTY

Approx. 1,766 sq ft (164 sq m) with large elements of a glazed façade

Minimum Eaves height of 5 metres

High quality, modern, office/warehouse unit in a superb location

Fitted with an intruder security alarm and 3 phase power, gas is available but NOT currently connected.

Neighbouring occupiers include; The Range, Multi Filter Ltd, Hedgehog Fibres, JYSK, Costa, Keary's BMW, FMC Agro Ltd, Dornan Engineering, and PFH Technology Group

Available immediately on new lease terms.



LOCATION

4 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 8 kms East of Cork City Centre and is a short distance from the recently upgraded Dunkettle interchange 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 on to Kerry via 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.



DESCRIPTION

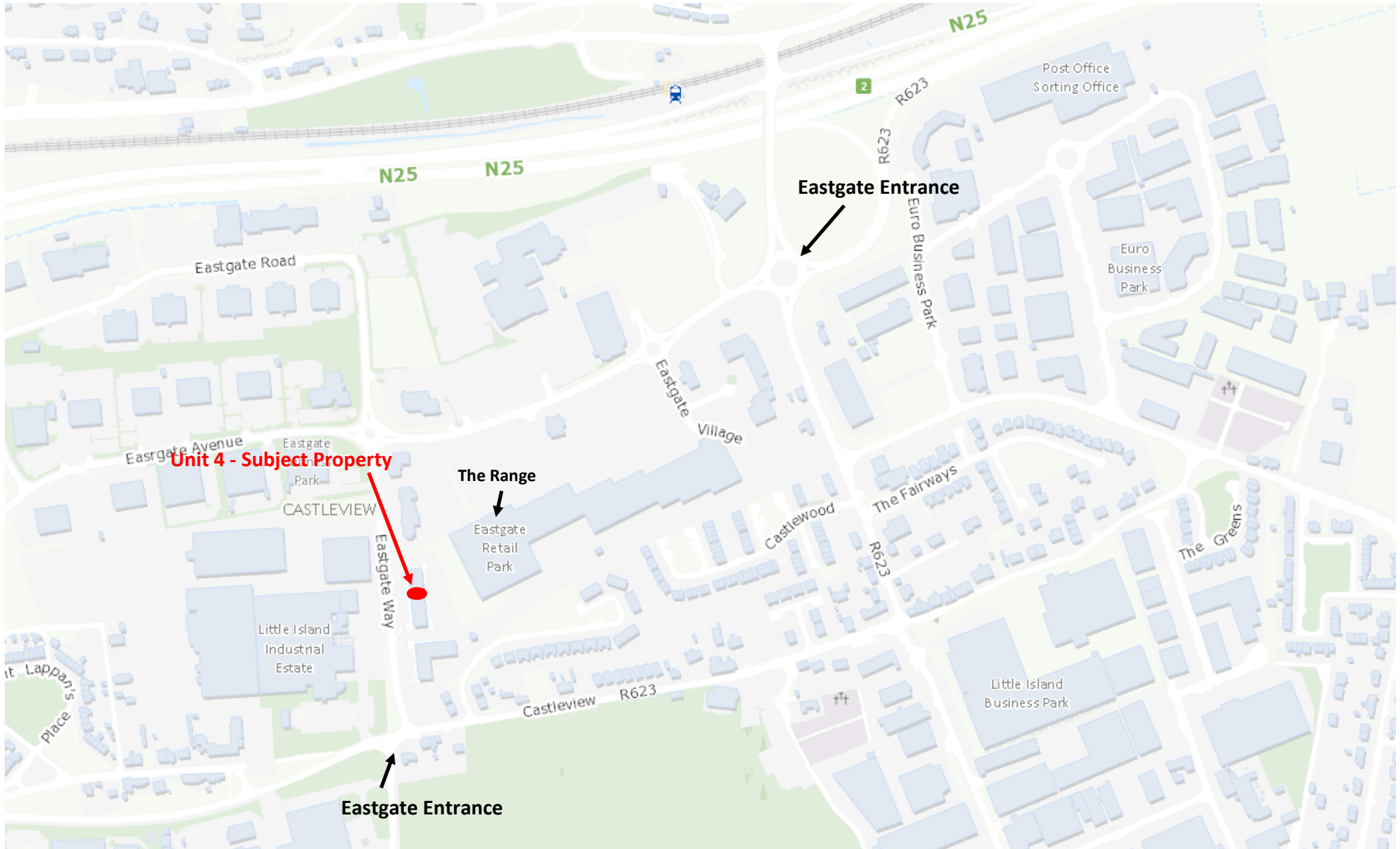
- > Unit 4 is currently laid out with a ground floor office/ reception area and warehouse to the rear with a minimum eaves height of 5 metres approx. The first floor is currently utilised as additional open plan office accommodation and the unit is also fitted with staff toilets which are located to the rear of the ground floor and an additional mezzanine floor for storage.
- > This modern unit has 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.

ACCOMMODATION

Unit	Sq Ft	Sqm
Ground Floor Approx.	1,076	100
First Floor Approx.	324	30
Mezzanine Floor Approx.	366	34
Total Approx.	1,766	164



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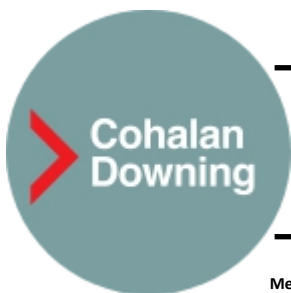


Excellent location in Corks premier business Park and available immediately on new lease terms.

BER INFORMATION

BER D2

LOCATION MAP



For Further Information:

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

Cohalan Downing

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