

## MODERN COMMERCIAL UNIT

Office/ Warehouse Accommodation

Unit 5, Block 1, Waterfront Business Park, Wallingstown,  
Little Island, Co. Cork



**021 427 77 17**

> [www.cdacork.com](http://www.cdacork.com)

A mid terraced two storey property extending to 6,027 sq ft.

Property comprises large office unit laid out over two floors with ancillary storage.

Ground floor accommodation includes reception area, labs, testing rooms, ancillary meeting rooms, staff canteen and a warehouse.

First floor accommodation is laid out as a combination of open plan and private offices.

The property has data cabling, three phase power, air conditioning, server room, intruder alarm, internal access control door, equipped canteen, electric storage heating, roller shutter door to the rear and extensive on site parking area.

Little Island is predominately commercial/industrial in nature and is home to companies such as Laya Healthcare, Lilly, Janssen, Sage, Pepsi, Tyco Electronics and ESBI International to name but a few.

**Viewings Strictly By Appointment With Sole Agency**

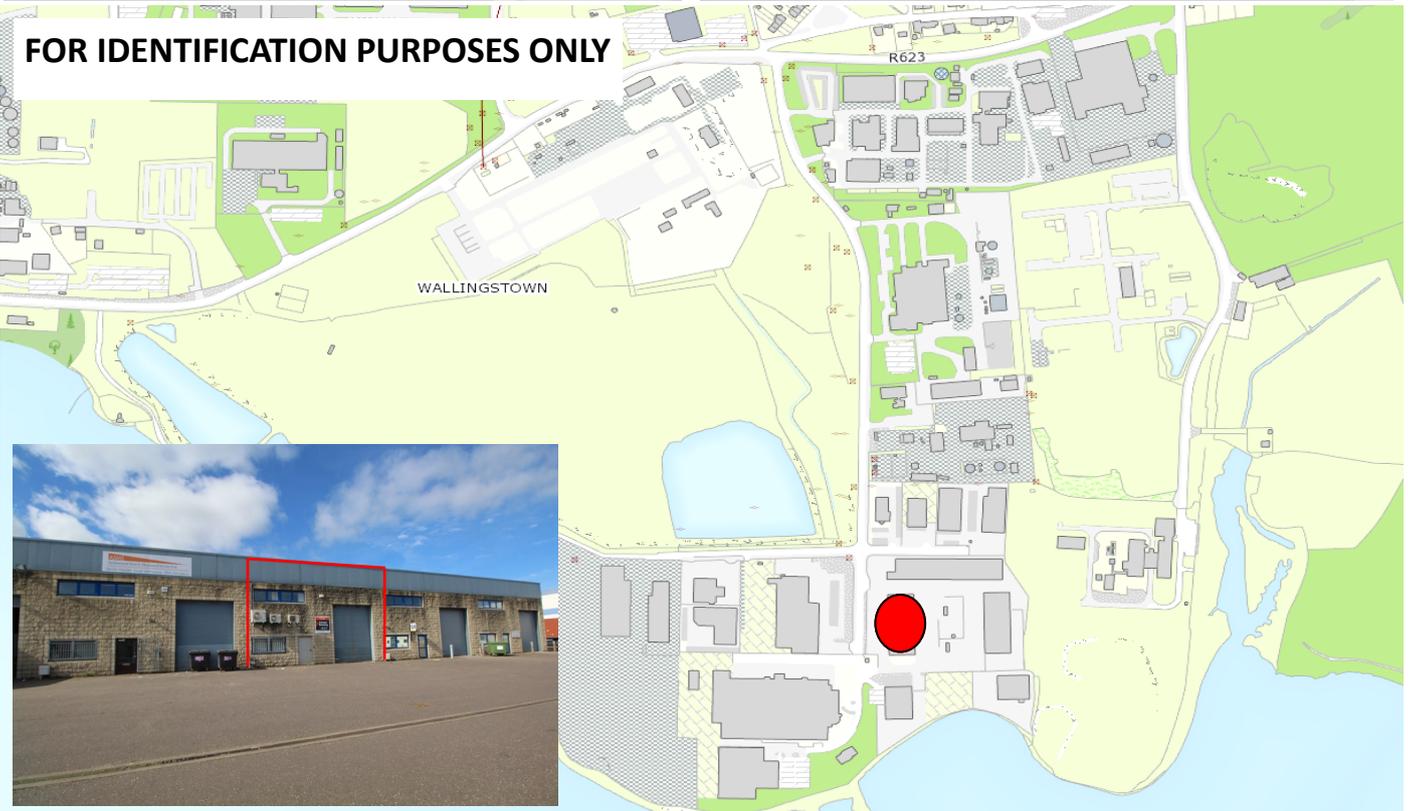
**TO LET**

**Accommodation:**

FLOOR	SQM	SQFT
Ground Floor - Approx. Reception Area, Meeting Room, Open Plan Office, Server Room, 2 Labs, Storage Room, Canteen W.C, and Warehouse, (800 sq.ft)	320	3,444
First Floor—Approx. 2 Large Open Plan Offices, 3 Offices, 1 Meeting Room, 2 W.C	240	2,583
<b>Total Available Approx.</b>	<b>560</b>	<b>6,027</b>



**FOR IDENTIFICATION PURPOSES ONLY**



**Viewing:**

Strictly by prior appointment with  
**Rob Coughlan E-mail: [rcoughlan@cdacork.com](mailto:rcoughlan@cdacork.com)**

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