

**4 Eastgate Retail Park,
Little Island, Cork. T45 X850**



021 427 77 17

www.cdacork.com

- > A magnificent 6,780 sq.ft purpose built Auto Showroom on a high profile and spacious site extending to approx. 1 Acre boasting some 84 car spaces.
- > Situated at the epicentre of the Eastgate Automall which is recognised as one of Corks premier locations for motor sales with neighbouring auto dealerships to include the Lee Honda Centre, Keary's BMW, Keary's Mini, MSL Mercedes-Benz and ZuCar.
- > Eastgate is superbly located immediately east of the Jack Lynch tunnel and the M8 Cork-Dublin Road. Eastgate benefits from exceptional profile to the N25 Cork-Rosslare Road.
- > Suited to a multitude of different uses (SPP)

Viewings Strictly By Appointment With Sole Agency

FOR LEASE

Description

A unique architecturally designed showroom premises extending to approximately 6,780 sq.ft over ground and mezzanine level. The mezzanine provides office, canteen and toilet facilities.

The building has full height glazed display frontage and has a southerly facing aspect which benefits from exceptional natural light. The property has the benefit of 84 car spaces, a large service yard and was bay facilities to the rear.

This modern showroom is fully fitted with air conditioning, gas, CCTV and security alarm.

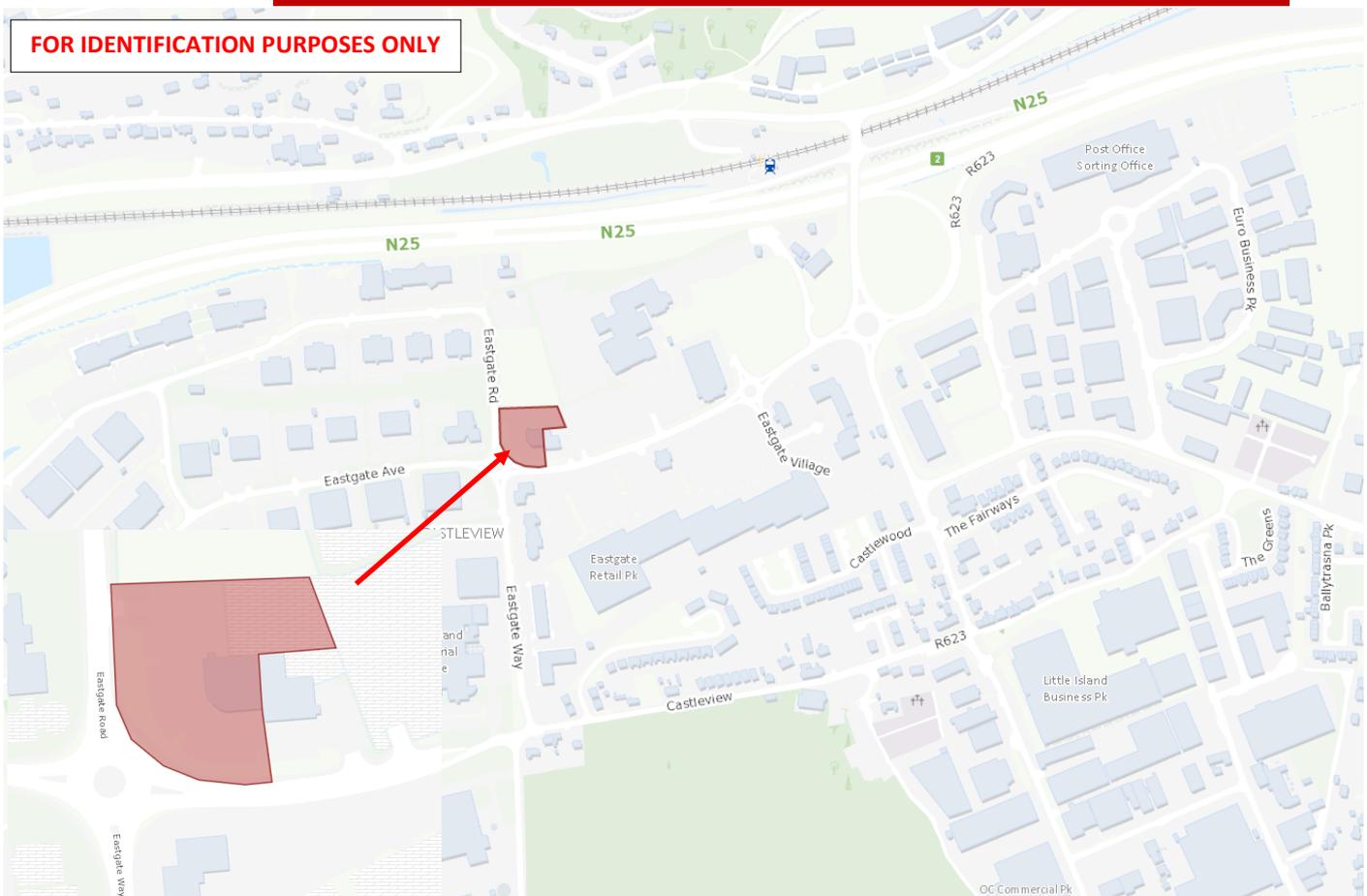
Location

The property occupies a high profile corner site in the Automall of Eastgate Retail Park. Eastgate is one of the most popular business locations in Cork, situated just 8kms for Cork City Centre.

The high profile auto dealerships in the park include the Lee Honda Centre (adjoining occupier), Keary's BMW, Keary's Mini, MSL Mercedes-Benz and ZuCar. In addition to these, many other successful retail business are located nearby such as Harvey Norman, EZ Living, The Range, KFC and Costa Coffee.

Accommodation

Description	Sq Ft Approx.	Sq M Approx.
Ground Floor - Showroom	3,496	324.8
Ground Floor - Service Bay	992	92.2
Mezzanine Floor - Sales Department	2,292	212.9
Total Area	6,780	629.9



Viewing:

Strictly by Prior Appointment with Sole Agents;

Rob Coughlan E-mail: rcoughlan@cohalandowning.ie

Messrs. Cohalan Downing, for themselves and for the vendors of this property whose agents they are, give notice that:

(i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Messrs. Cohalan Downing has authority to make or give any representation or warranty whatever in relation to the property.

LICENCE NO. 001641