

Unit 13, Euro Innovation Park, Little Island, Cork. T45 EE09

For Identification Purposes Only



021 427 77 17

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- > High profile, modern, mid-terrace industrial/ commercial unit with dual frontage.
- > Unit 13 extends to a ground floor area of 2,200 sq ft (204 sqm) approx. with a minimum eaves height of 5.9 metres and an apex height of 6.7 meters.
- > Currently laid out with a ground floor admin/ office area with two W.C's to the front and a substantial storage/ warehouse area to the rear.
- > Unit 13 benefits from dual frontage with pedestrian access to the front and a motorised roller shutter loading door to the rear with ample external circulation space.
- > Situated in the thriving Euro Business Park which has established itself as a strategic employment hub on the eastern fringe of the city and within minutes of the Jack Lynch Tunnel, Dunkettle Interchange and the South Link Road Network (N40).
- > The unit is fitted with 3 phase power and Air Conditioning in the office/ admin area.

Viewings Strictly By Appointment With Sole Letting Agents

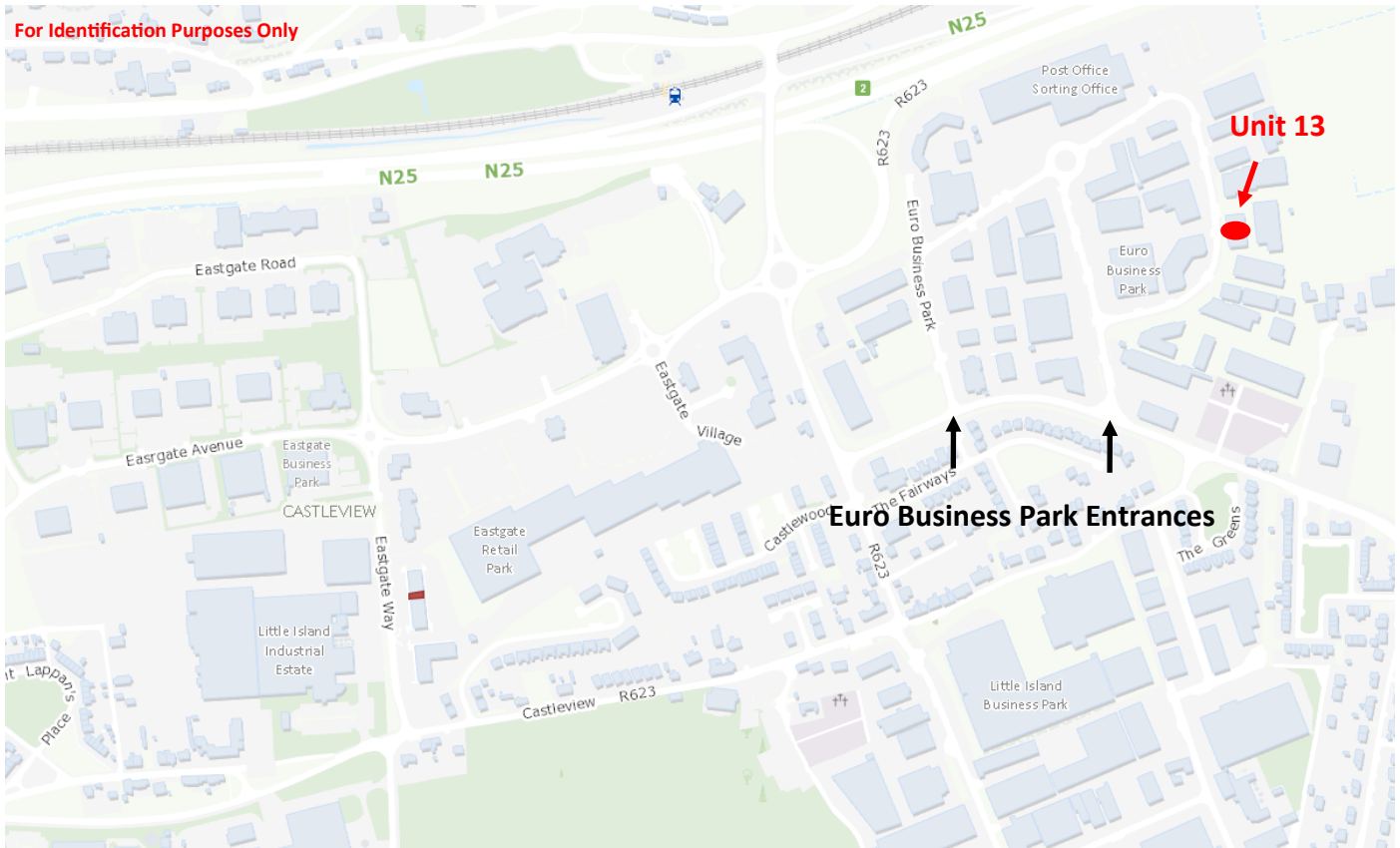
FOR LEASE

Location

Euro Innovation Park is strategically located within Euro Business Park to the east of the main estate spine road. The park is recognised as one of Corks's Premier Industrial Business Parks.

Little Island is situated approximately 5 miles East of Cork City Centre and is a short distance from the Dunkettle roundabout 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 onto Kerry through 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.



Accommodation

Unit	Sq Ft	Sqm
Ground Floor Approx.	2,200	204.4
Total Approx.	2,200	204.4

Rates: €2,300 pa approx. (2019)

Insurance: €700 pa approx. (2019)



Viewing: Strictly by appointment with sole letting agents

For Further Information Contact: Rob Coughlan **E)** rcoughlan@cdacork.com **M)** 086-3264320

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