

# BUILDING 6, EASTGATE BUSINESS PARK, LITTLE ISLAND, CO.CORK

# TO LET



- Superbly designed modern office accommodation
- Open plan office space over two floors
- Ample parking
- Raised floors with carpet tiles, suspended ceilings, air conditioning, reception area and lift access to first floor
- Total gross internal floor area of approximately 1,977sq.m (21,278sq.ft)
- Situated in EastGate Business Park fronting Eastgate Avenue, the main estate road within the park

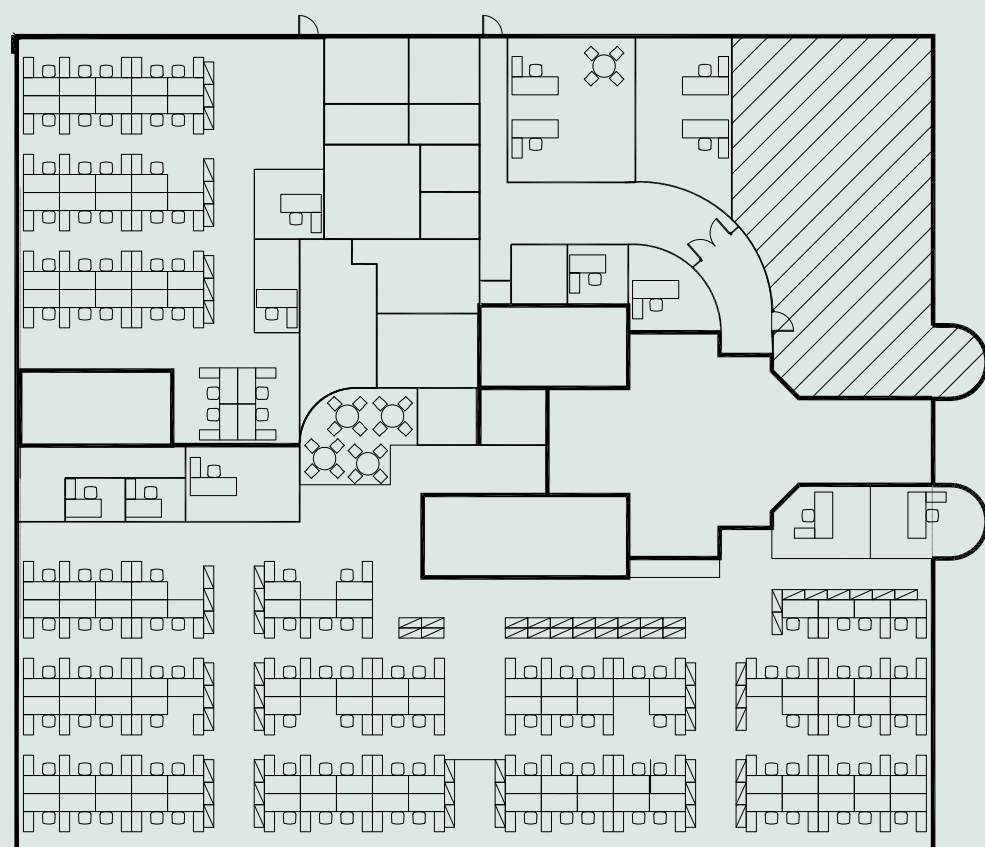




## DESCRIPTION

The office accommodation forms part of a two storey modern third generation office building and extends to approx. 1,977sq.m (21,278sq.ft). The building was constructed in early 2000. The building is set back from the main Spine Road, Eastgate Avenue and lies adjacent to other office buildings of similar specification and age.

The accommodation is to a good standard and includes at ground floor level (14,101sq.ft), a main reception area and communal toilet accommodation and the offices are laid out open plan. There are also two kitchen facilities at ground floor level. First floor office accommodation (7,177sq.ft) is also open plan and consists of communal toilet accommodation and kitchen facility.



Not to scale, for indicative purposes only.

## ACCOMMODATION

- **GROUND FLOOR** - approx. 1,310 sq.m (14,101 sq.ft)
- **FIRST FLOOR** - approx 667 sq.m (7,177 sq.ft)

## LOCATION

Eastgate Avenue is located within EastGate Business Park, which is ideally located 1.5km east of the Jack Lynch Tunnel, adjacent to the N25 and less than 10 minutes from Cork City Centre and the airport. With this the Park provides excellent access to all the main local and national routes and is recognised as one of Cork's premier business parks. Occupiers in the immediate vicinity include Eli Lilly, Laya Healthcare and PE Global.



- Raised access floors
- Fully networked for data and phone system

- Carpet tiles
- Air conditioning
- Suspended ceiling

- Lighting
- 4 car parking spaces per 100 sq.m

## TITLE

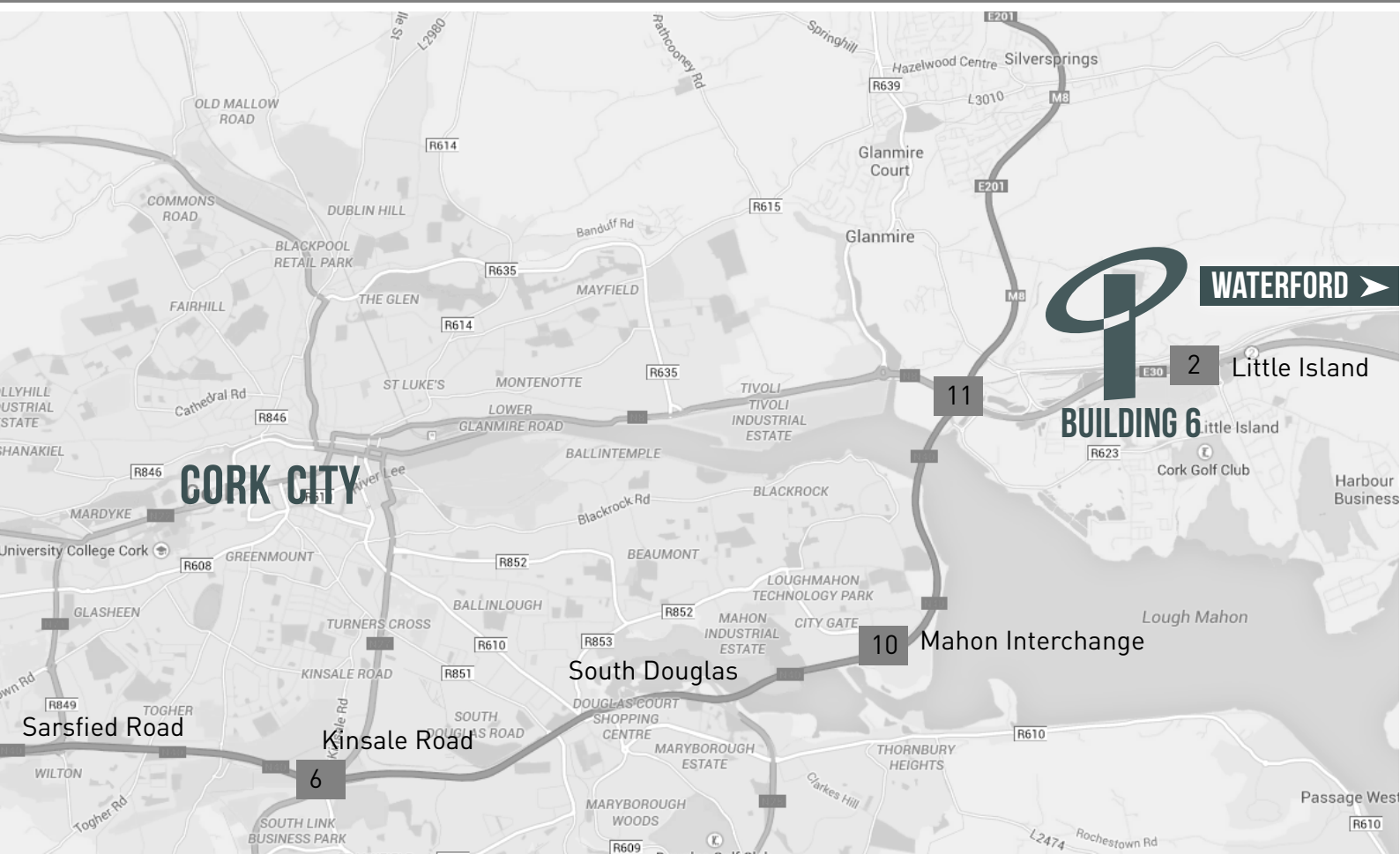
We understand that the property is held freehold. Full details on title can be made available from the solicitors.

## SERVICES

Interested parties are required to satisfy themselves on the availability and adequacy of all services to the property.

**BUILDING 6,  
EASTGATE BUSINESS PARK,  
LITTLE ISLAND, CO.CORK**





## BER RATING

BER No.  
Building Energy Rating.

## RENT

On application.

## VIEWING

By appointment only with the sole agents Savills.

## LEASE TERMS

Flexible lease terms available.

## LETTING AGENTS

Savills  
11 South Mall  
Cork

## CONTACT:

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