

FOR LEASE

Unit 10A, Eastgate Way, Little Island, Cork. T45 NR40

HIGH PROFILE - OFFICE/ COMMERCIAL UNIT WITH CORNER FRONTAGE



Outline for Identification Purposes Only





ABOUT THE PROPERTY

Approx. 725 sq ft (67.4 sq m) with large elements of a glazed façade

Minimum Eaves height of 5.9 metres

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

Fitted with a security alarm and a fire alarm.

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

10 A 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.



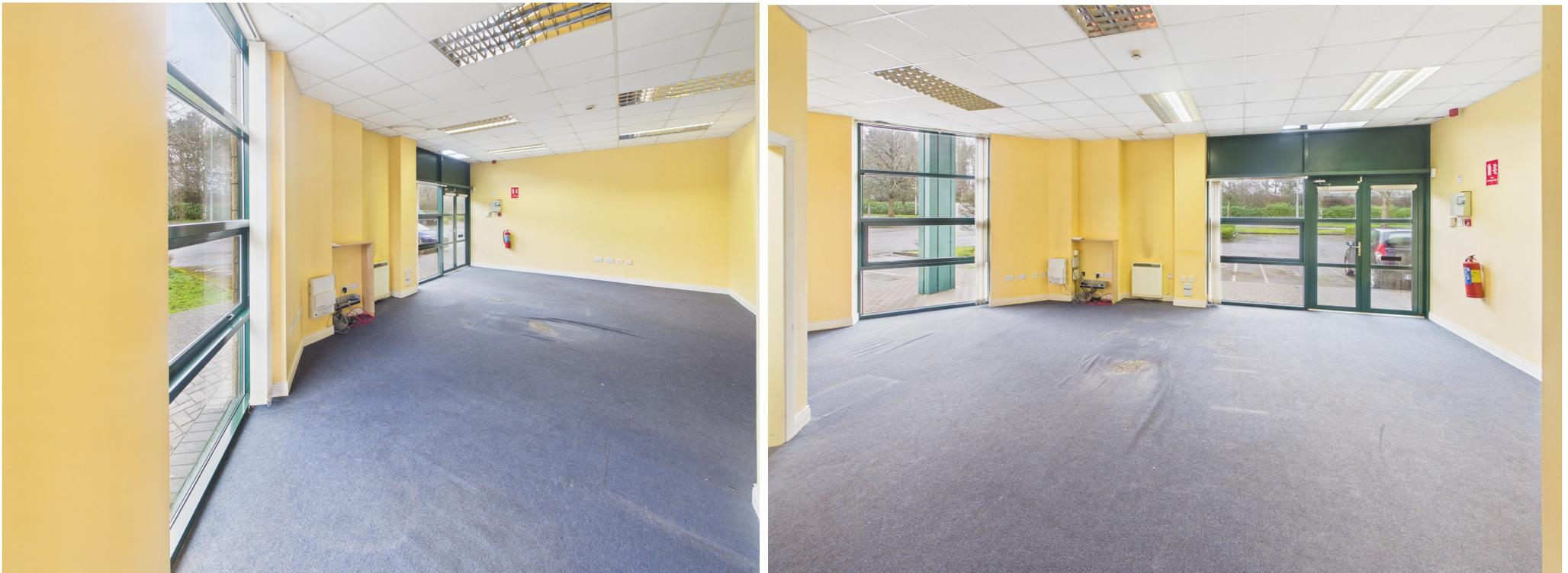
Unit 10A, Eastgate Way, Little Island, Cork. T45 NR40

DESCRIPTION

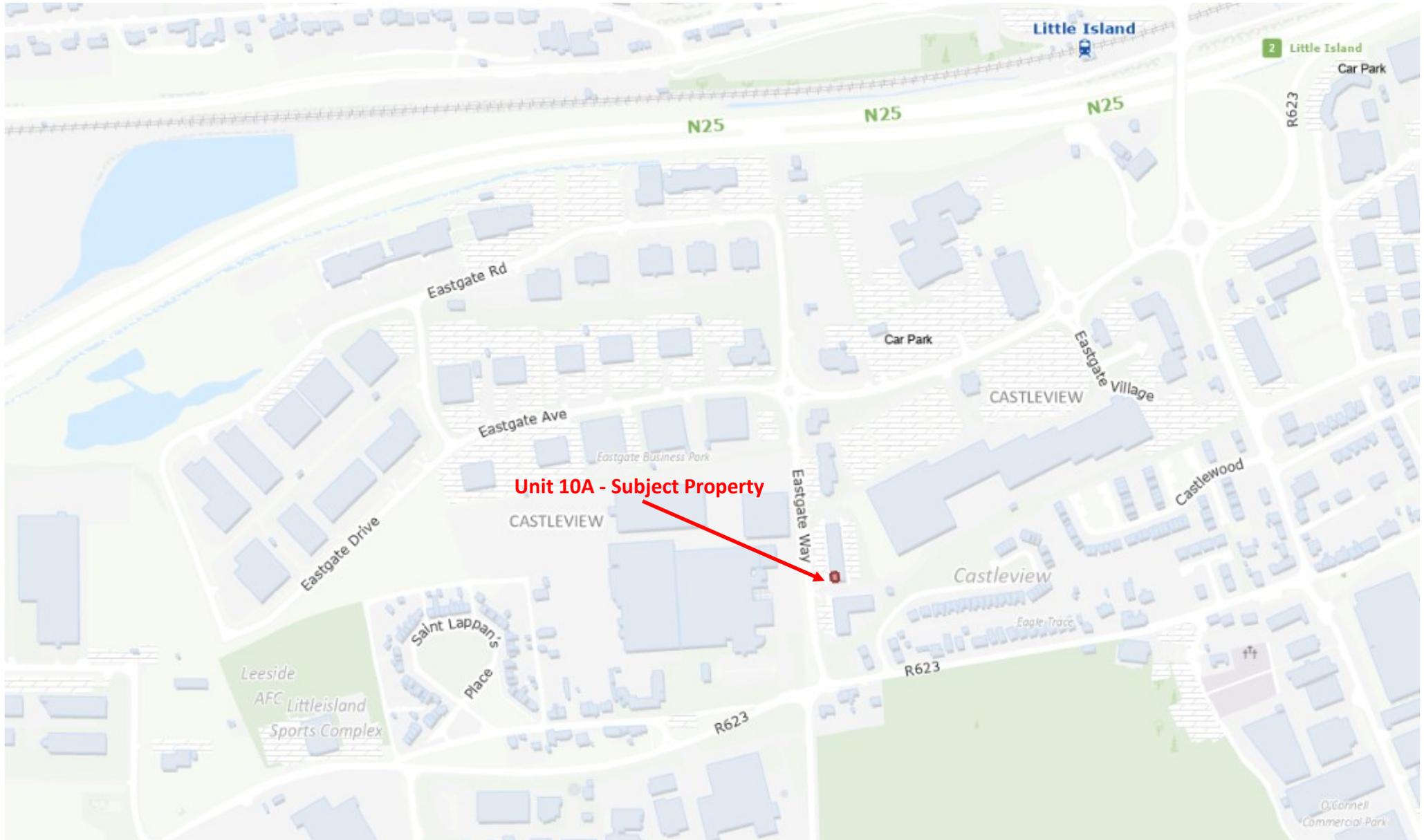
- > Unit 10A extends to a ground floor of some 725 sq ft with a height to the suspended ceiling grid of 2.95 metres and a minimum eaves height of over 5 metres, which provides sufficient space for an additional temporary mezzanine level, if required.
- > Currently laid out with a bright and spacious ground floor admin/ office area, a separate private office which can double as a store room, 2 x W.C's and staff kitchenette.
- > This modern unit benefits from front and side profile with a prominent pedestrian access and large elements of glazing in the facade along with ample car parking space.

ACCOMMODATION

| Unit | Sq Ft | Sqm |
|-----------------------------|------------|-------------|
| Ground Floor Approx. | 725 | 67.4 |
| Total Approx. | 725 | 67.4 |



For Identification Purposes Only



Unit 10A, Eastgate Way, Little Island, Cork. T45 NR40



N40

Cork City

M8

Unit 10A - Subject Property

EastGate BUSINESS Park

Automall

Automall

EastGate RETAIL Park

N25

Future Development Site

Railway Station

Waterford/Rosslare

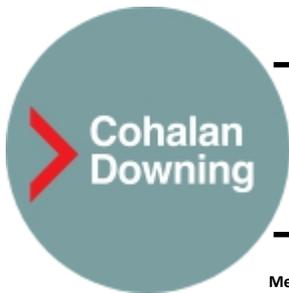


Excellent location in Corks premier business Park and available immediately on new lease terms.

BER INFORMATION

TBC

LOCATION MAP



For Further Information:

Rob Coughlan: (086) 3264320

rcoughlan@cohalandowning.ie

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

Cohalan Downing

14 South Mall, Cork T12 CT91

Tel: (021) 4277717

Email: info@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