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43 Grand Parade, Cork.  
tel: 021 427 1127  
info@caseyandkingston.ie  
www.caseyandkingston.ie



## HIGH QUALITY WAREHOUSE TO LET UNIT 9 LITTLE ISLAND BUSINESS PARK Ballytrasna, Little Island, Co. Cork. T45 F621



### Property Highlights:

- High Spec warehouse / logistics facility of 3,716 sq.m (40,000 sq.ft) approx.
- Situated in Little Island Business Park, the property has convenient access to the Cork/Waterford Road N25, Dublin Road M8, Jack Lynch Tunnel and South Ring Road.
- There is a single storey office block which consists of front with private offices /meeting room and welfare facilities
- Warehouse space has eaves of 7.5m with 3 grade loading doors and 3 number dock levellers

### Further Information Contact:

**DECLAN HICKEY BSc MSCSI**

License No: 001643-003231

e-mail: [dhickey@caseyandkingston.ie](mailto:dhickey@caseyandkingston.ie)

Mob: +353 (0) 87 6529320

### BER

**BER C2**

BER No: 800588410  
EPI: 315.71 kWh/m<sup>2</sup>/yr

**The Location:**

Situated in Little Island Business Park the property is very well located as it is a short distance south of the N25 Cork to Rosslare Euroroute and within 4 km of the Dunkettle Interchange. It is approx. 9km east of Cork City centre and is also very accessible from the Dublin M8 and the South Ring Road network. Occupiers in the vicinity include PepsiCo, O’Connell Warehousing, Harvey Norman. East Gate which has café, shops, hotel etc is less than 1 km from the proper-

**Services:**

All mains services including broadband are connected

**Outgoings**

Rates are €40,000 approx. Service Charge: TBC

**Accommodation / Floor Area GEA:**

| Floor  | Type              | Sq.M         | Sq.Ft         |
|--------|-------------------|--------------|---------------|
| Ground | Warehouse         | 3,323.2      | 39,000        |
| Ground | Offices & Toilets | <u>92.8</u>  | <u>1,000</u>  |
|        | <b>Total:</b>     | <b>3,716</b> | <b>40,000</b> |

**Advised Letting Value:**

€300,000 per annum

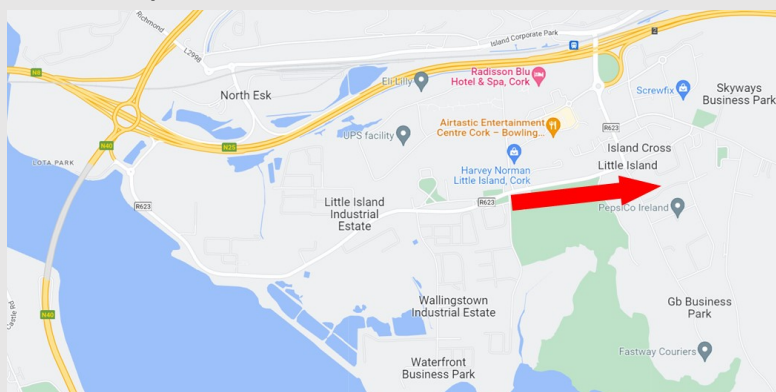
**Description:**

The property comprises a high quality detached warehouse / logistics centre with a single storey office/service block and extensive on site truck parking

The warehouse has 7.5m eaves with reinforced mass concrete wall elevations up 6 m. Loading access is provided a combination of 3 no high speed roller shutter doors and there are also 3 dock levellers. The property has a modern gas heating system and fully accessed controlled and is fitted with an intruder alarm. The service block consists of offices / meeting rooms, canteen and ladies & gents toilets.



**Location Map**



**CONDITIONS TO BE NOTED**

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact.

The vendor does not make or give, nor is Casey & Kingston or its staff authorised to make or give any representation or warranty in respect of this property.

All descriptions, dimensions, references to condition and other details are given in good faith as believed correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy himself/herself otherwise as to the correctness of each of them.

In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail