

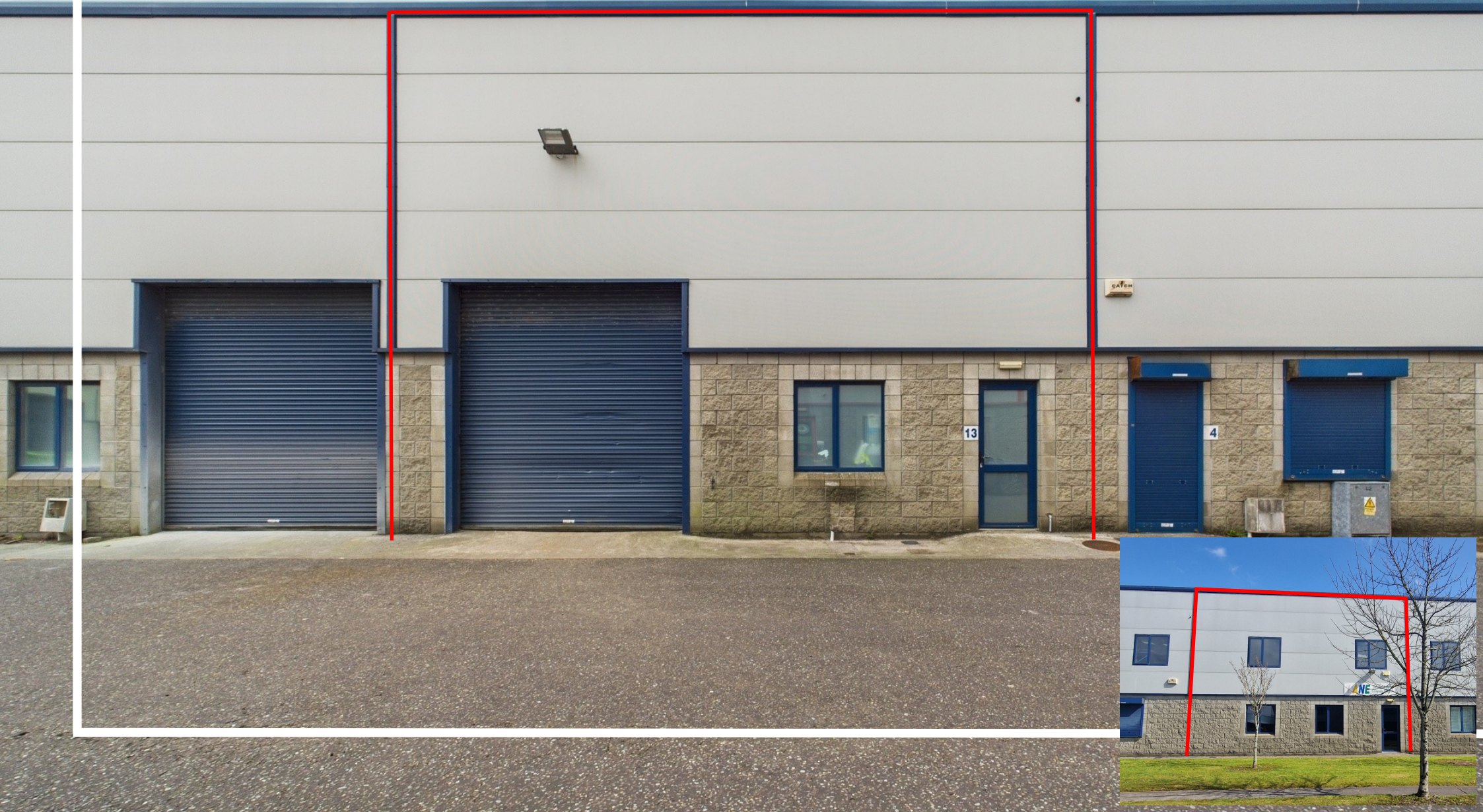
FOR LEASE

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

HIGH PROFILE - MID TERRACE LIGHT INDUSTRIAL/ COMMERCIAL UNIT WITH DUAL FRONTAGE



Outline For Identification Purposes Only





ABOUT THE PROPERTY

Approx. 2,200 sq ft (204.4 sq m)

High quality, modern, light industrial/commercial unit in a superb location

Dual Frontage unit with excellent profile and branding opportunities.

Neighbouring occupiers include; Kelly Creations, David Lane Kitchen & Bedroom Studios, Shuz4U Distribution Ltd, & Coca-Cola HBC.

Available immediately on new lease terms.



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 Cork's Premier Industrial Business Parks.

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.



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DESCRIPTION

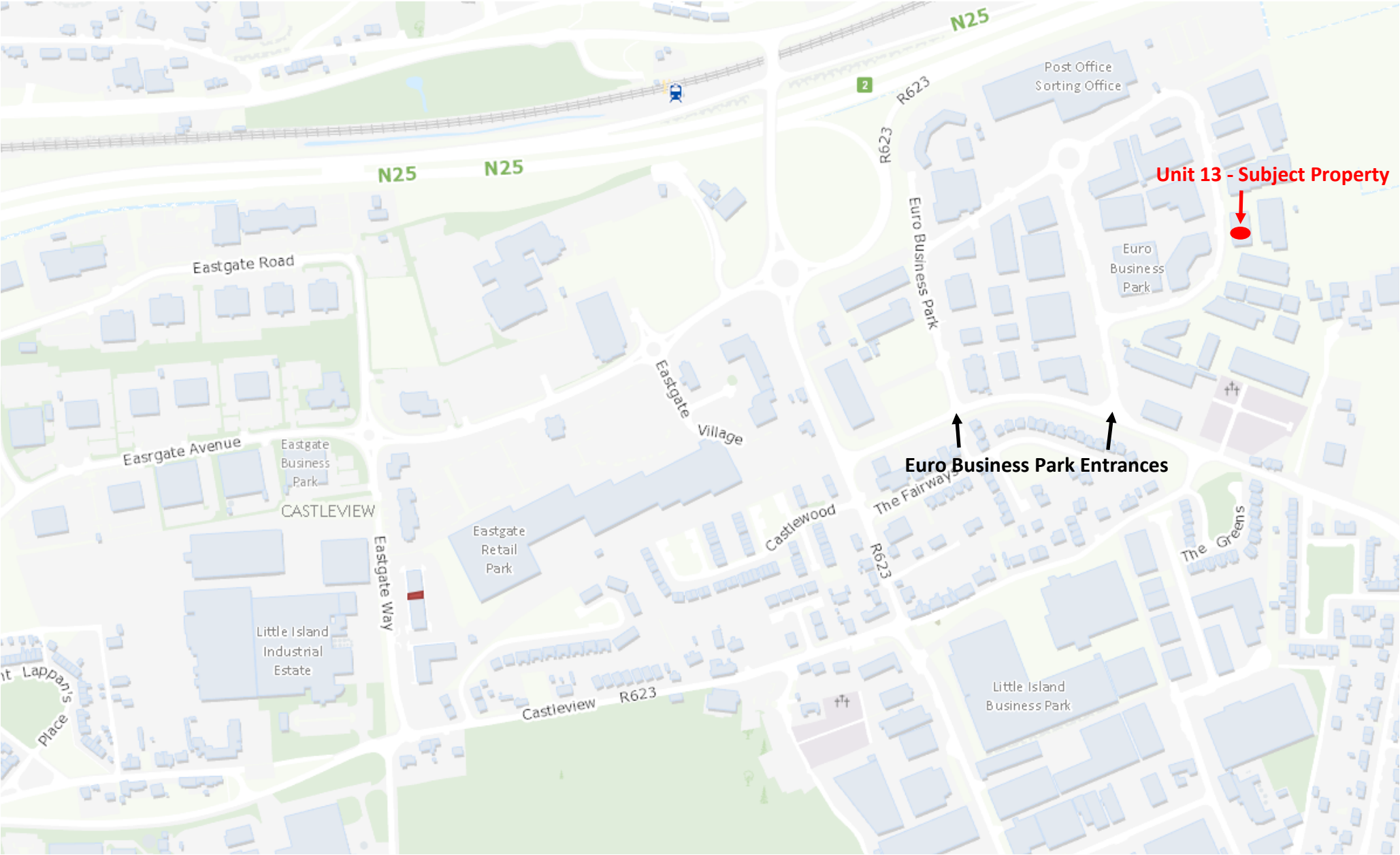
- > Unit 13 extends to a ground floor area (GEA) of 2,200 sq ft (204 sqm) approx. with a minimum eaves height of 5.3 metres and an apex height of 6.2 meters.
- > Currently laid out with a ground floor admin/ office area with two W.C's to the front and a substantial storage/ warehouse area to the rear.
- > 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.
- > The unit has 3 phase power and is fitted with Air Conditioning in the office/ admin area.

ACCOMMODATION - GEA

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



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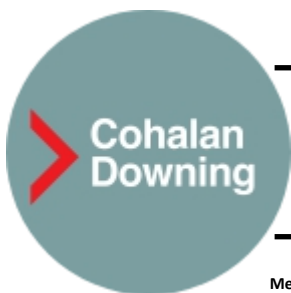


Dual Frontage unit extending to 2,200 sq ft (204.4 sq m) approx. with excellent profile and branding opportunities.

BER INFORMATION

BER C3

LOCATION MAP



For Further Information:

Rob Coughlan: (086) 3264320

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

Cohalan Downing

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