

LOCATION//

Watergrasshill Business Park is strategically located approx 20km north of Cork city, just off Junction 17 on the M8.



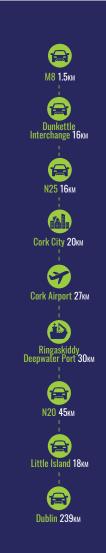
The park is within a 15 minute drive of the suburbs of Cork city and the Dunkettle Interchange which connects with the Waterford N25, Jack Lynch Tunnel, Cork's South Ring Road network and Ringaskiddy Port.

Watergrasshill Business Park is situated approx 15km south of Fermoy. It is an established business park with occupiers including RMD Kwikform Ireland Ltd., Prompto, Mervue Laboratories, HG Construction Ltd and Socomore. Watergrasshill Village, an expanding commuter location for Cork city, is closeby and it has a range of services and amenities.

Cork is Ireland's second largest city and is the second largest English speaking city in the EU. Cork County has a population in excess of 500,000. It is home to global market leaders in pharmaceutical, healthcare, information and communications technology, biotechnology, professional and international financial services. Many of the world's leading corporate occupiers are located in the Cork region including Apple, Amazon, Dell EMC, IBM, Pfizer, Glaxosmithkline, McAfee, Lilly, VM Ware, Boston Scientific, Stryker, Pepsi, Trend Micro and Gilead.

LOCATION & CONNECTIVITY



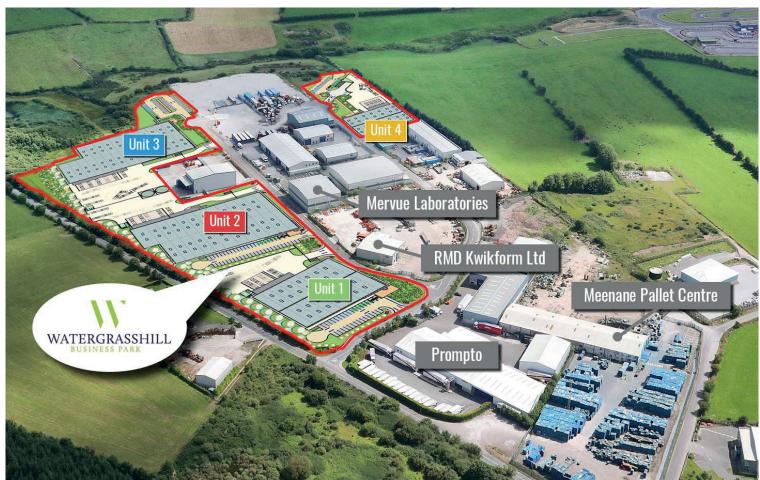




New detached high bay warehouse facilities to let

Unit.	SqM	SqFt
1	3,159.9	34,014
2	6,285.9	67,663
3	6,732.8	72,474
4	1,955.0	21,044









Approx 3,159.9 SqM (34,014 SqFt)



3 no. dock levellers



1 no. grade level loading doors



10m clear internal height



Total of 33 car spaces including 6 no. EV points



HGV parking



Loading yard depth of up to 39.6m



Open plan warehouse, ready for occupier fit-out



10% roof lighting



High efficiency high bay LED lighting



Architectural external cladding panels with glazed curtain wall sections



Potential for a mezzanine floor



Broadband available



Built to NZEB standards (Nearly Zero Energy Building))



Site area of approx 0.87 hectares (2.15 acres)







6,285.9 SqM (67,663 SqFt)



5 no. dock levellers



2 no. grade level loading doors



12m clear internal height



Total of 48 car spaces including 6 no. EV points



HGV parking



Loading yard depth of up to 47.4m



Open plan warehouse, ready for occupier fit-out



10% roof lighting



High efficiency high bay LED lighting



Architectural external cladding panels with glazed curtain wall sections



Potential for a mezzanine floor



Broadband available



Built to NZEB standards (Nearly Zero Energy Building))



Site area of approx 1.33 hectares (3.3 acres)







Approx 6,732.8 SqM (72,474 SqFt)



5 no. dock levellers



1 no. grade level loading doors



15m clear internal height



Total of 60 car spaces including 6 no. EV points



HGV parking



Open plan warehouse, ready for occupier fit-out



10% roof lighting



High efficiency high bay LED lighting



Architectural external cladding panels with glazed curtain wall sections



Potential for a mezzanine floor



Broadband available



Built to NZEB standards (Nearly Zero Energy Building))



Site area of approx 1.62 hectares (4 acres)







Approx 1,955 SqM (21,044 SqFt)



1 no. dock levellers



3 no. grade level loading doors



15m clear internal height



Total of 21 car spaces including 6 no. EV points



HGV parking



Loading yard depth of up to 50m



Open plan warehouse, ready for occupier fit-out



10% roof lighting



High efficiency high bay LED lighting



Architectural external cladding panels with glazed curtain wall sections



Potential for a mezzanine floor



Broadband available



Built to NZEB standards (Nearly Zero Energy Building))



Site area of approx 0.73 hectares (1.8 acres)





FOR FUTHER INFORMATION CONTACT



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MMC Quantity



MECHANICAL ELECTRICAL & ENERGY CONSULTING **ENGINEERS**

Martin Buckley & Associates Ltd.

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