

TO LET

**Unit 7 Waterfront Business Park,
Little Island, Cork, T45 RC96**

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ABOUT THE PROPERTY

Building approx. 1,303 Sqm (14,021 Sq ft)

Detached warehouse / light industrial unit with two storey office block.

Enclosed site of approx. 0.4ha (1 acre)

Loading access is provided by means of an automatic sectional up and over loading door to the front and dock level loading bay to the side.

Convenient location in Little Island, with convenient access to the Waterford N25, Dublin M8, Jack Lynch Tunnel and South Ring Road network.



LOCATION

The property is situated in Waterfront Business Park, Little Island an established commercial location, approx 8 km east of Cork city centre. Little Island is served by an excellent road infrastructure providing easy access to the city centre, airport, Waterford N25, Dublin M8 and the South Ring road network. Neighbouring occupiers include Celtic Sales Co, EM News Distribution, Seabridge, and J & S Automotive.

DESCRIPTION

The property comprises a detached warehouse / light industrial unit constructed on a steel frame with concrete block and metal clad walls, pitched insulated metal deck roof incorporating roof lights and concrete floor. The internal headroom to eaves is approx. 6.5m and there is good loading access with an automatic sectional up and over loading door to the front and loading door to the side with dock level loading bay. The unit sits on an enclosed and gated site of approx. 1 acre with extensive parking, loading and circulation area.



Two Storey office/
service block
incorporated

ACCOMMODATION

Floor	Description	Sqm	Sqft
Ground	Office Block	164.90	1,775
	Warehouse	972.79	10,471
First	Office Block	164.90	1,775
Total		1,302.59	14,021

LEASE

New lease available.

QUOTED RENT

On Application





Large enclosed site
of 0.4ha (1 acre).

BER INFORMATION

BER D1

BER No.: 800923484

EPI: 268.1kWh/m²/yr

LOCATION MAP



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For further information:

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Viewing Strictly by appointment with the sole letting agent Lisney.

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