

# WAREHOUSE/LIGHT INDUSTRIAL UNIT UNIT 4, EURO INNOVATION PARK, EURO BUSINESS PARK, LITTLE ISLAND, CO CORK



**021-427 5079**

- Approx. 170.4 sqm (1,834 sqft).
- Modern semi-detached single storey warehouse/light industrial unit.
- Eaves height approx. 6.5m.
- Loading access is provided by a means of an automatic steel roller shutter loading door to the front.
- Strategic location in Euro Business Park just off the N25 Cork/Waterford Road with easy access to the Dublin M8 and to the South Ring Road via the Jack Lynch Tunnel.



## LOCATION

The property is centrally situated in Euro Business Park, a mixed business park development on 20 hectares adjoining the Cork/Waterford N25 Road, at the entrance to Little Island and 8km east of Cork City. The property is situated on the eastern side of the main estate road. Neighbouring occupiers include DB Schenker, Kenzie Cleaning, An Post and the NCT Centre

## DESCRIPTION

The property comprises a modern single storey warehouse/light industrial unit. The property is 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 access with electric rolling shutter loading door to the front.

## ACCOMMODATION

Floor	Description	Sqm	Sqft
Ground	Warehouse	170	1,834

## SERVICES

All main services are connected.

## LEASE

New lease available.

## RENT

€13,000 p.a. exclusive.

## BER INFORMATION

BER: B2.

BER No: 800381188.

EPI: 133.18 kWh/m<sup>2</sup>/yr.

## FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

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