



LIGHT INDUSTRIAL/COMMERCIAL UNIT  
49 EASTGATE DRIVE, EASTGATE BUSINESS PARK,  
LITTLE ISLAND, CORK




021-427 5079

- Approx. 305.1 sqm (3,284 sqft)
- Modern end of terrace unit suitable for a variety of uses
- Eaves height approx. 6m
- Neighbouring occupiers include Avonlee Soap, Lilly, Laya Healthcare and Reliance
- Strategic location adjoining N25 arterial route with convenient access to Dublin M8, South Ring Road and Cork city centre



**LOCATION**

The property is situated at the north western end of Eastgate Business Park on the north side of Eastgate Drive, approx. 8km east of Cork city centre and adjacent to the Cork/Waterford N25 Road. Eastgate Business Park is an established modern mixed use business park with retail, showroom, office, light industrial/warehouse and distribution users.

The park is within easy commuting distance of Cork city with a regular train service to the nearby Little Island railway station. It is convenient to the Dublin M8 Road and Jack Lynch Tunnel which connects with the South Ring Road network providing access to the airport and Cork's southern and western suburbs.

**DESCRIPTION**

The property comprises a modern end of terrace light industrial/commercial unit incorporating a single storey office block and storage mezzanine.

The property is constructed on a steel portal frame with concrete block and metal clad walls, pitched insulated metal deck roof incorporating roof lights and concrete ground floor with part timber floor mezzanine level. There is extensive glazing on the front elevation.

The internal headroom to eaves is approx. 6m and loading access is provided by means of an automatic up and over loading door to the front.

**ACCOMMODATION**

Floor	Description	Sqm	Sqft
Ground	Office & Warehouse	185.8	2,000
Mezzanine	Assembly/Storage Area	119.13	1,284
	<b>Total</b>	<b>305.1</b>	<b>3,284</b>

**LEASE**

New lease available.

**RENT**

€20,000 per annum exclusive.

**BER INFORMATION**

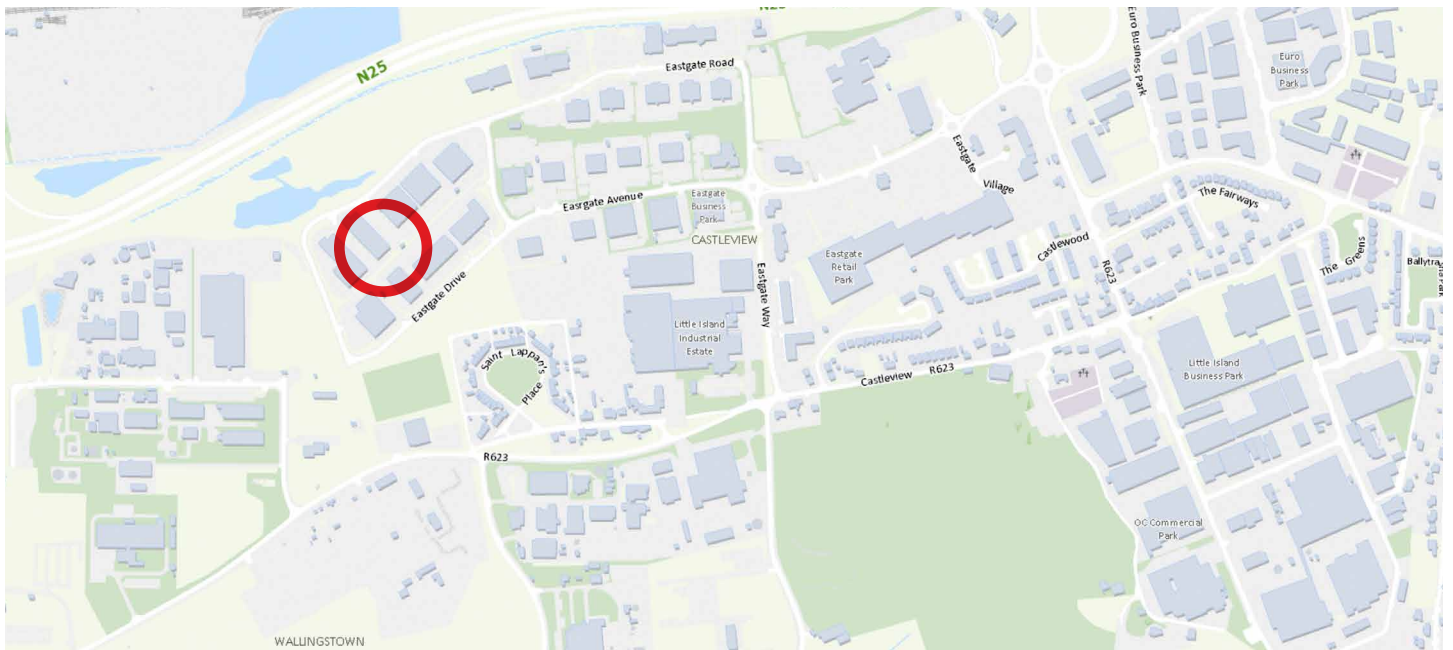
BER: C3.  
BER No: 800614786.  
EPI: 216.35 kWh/m<sup>2</sup>/yr.

**FURTHER INFORMATION / VIEWING**

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

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