

COMMERCIAL / LIGHT INDUSTRIAL UNIT

UNIT 17 EASTGATE DRIVE, EASTGATE BUSINESS PK., LITTLE ISLAND, CORK

BER C1



021 - 427 5079

- Approx. 257.8 sqm (2,775 sqft)
- Modern end of terrace unit suitable for a variety of uses
- Neighbouring occupiers include GEMU Group, ADI, CPI Technologies, ESB International, Laya Healthcare, Lilly and DPS Engineering
- Strategic location adjoining N25 arterial route with convenient access to Dublin M8, South Ring Road and Cork city centre
- Available from February 2020



LOCATION

The property is situated at the 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 commercial/ light industrial unit and is constructed on a steel portal frame, pitched insulated metal deck roof incorporating roof lights and concrete floor with concrete block walls to the full height and a modern part glazed, part concrete block wall and metal cladding over to the front. The internal headroom to eaves is approximately 6m and loading access is provided by means of an automatic up and over loading door to the front.

The property is laid out on the ground floor with a private office/reception, open plan with toilet block and mezzanine incorporated and an open plan office on the first floor. There is surface car parking together with a loading and circulation area to the front and side.

ACCOMMODATION

We understand the unit comprises an approximate net internal floor area

Floor	Description	Sqm	Sqft
Ground	Reception & Office	45	484
	Warehouse	131	1,409
First	Office	32	348
Mezzanine	Assembly / Storage Area	50	534
	Total	258	2,775

RENT

€22,000 per annum exclusive

BER INFORMATION

BER: C2

BER No. 800676918

EPI: 220.22 kWh/m²/yr

EIRCODE T45 FY28

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

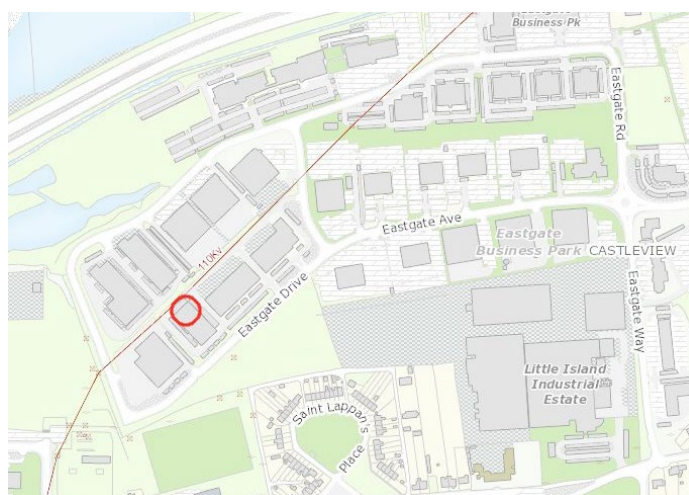
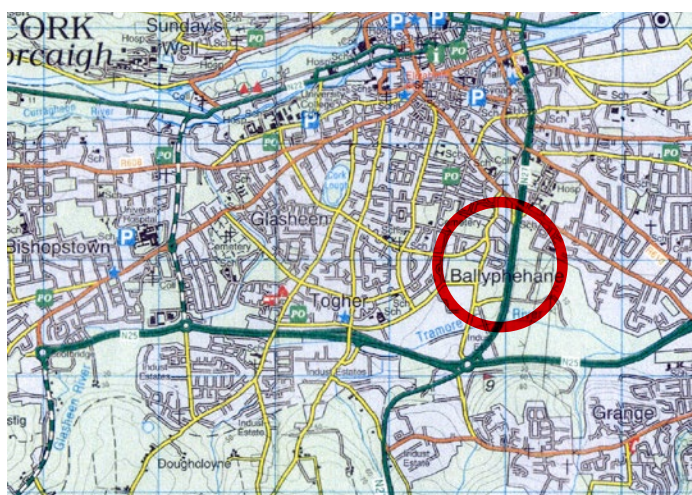
For further information please contact:

Amanda Isherwood

aisherwood@lisney.com

Edward Hanafin

ehanafin@lisney.com



CORK

1 South Mall,
Cork,
T12 CCN3
Tel: +353 21 427 5079
Email: cork@lisney.com

DUBLIN

St. Stephen's Green House,
Earlsfort Terrace,
Dublin 2, D02 PH42
Tel: +353 1 638 2700
Email: dublin@lisney.com

BELFAST

Montgomery House,
29-33 Montgomery Street,
Belfast, BT1 4NX
Tel: +44 2890 501 501
Email: belfast@lisney.com

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.

