

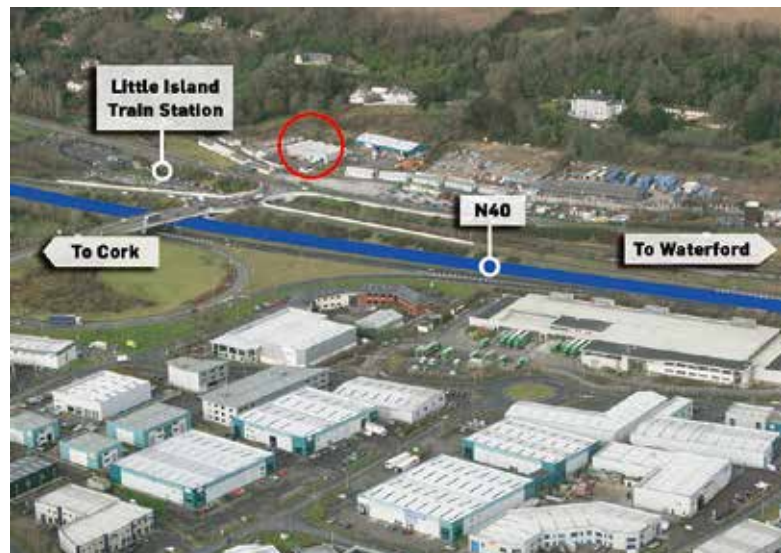
FIRST FLOOR OFFICE
TECHNOLOGY CENTRE, ROCKGROVE ESTATE,
LITTLE ISLAND, CORK

BER C1



021-427 5079

- Approx. 234.2 sqm (2,521 sqft)
- Modern first floor office unit with excellent natural lighting.
- Neighbouring occupiers include Electromaster, Itomic Voice & Data, Edina, BMD Mechanical & Process Engineers and Glounthaune Tyre Centre.
- Strategic location adjoining N25 arterial route with convenient access to Dublin M8, South Ring Network and Cork city centre and situated opposite Little Island Train Station.



LOCATION

The property is situated with good prominence on the west side of Rockgrove Estate and has immediate access from the N25 Cork – Waterford dual carriageway. The property is within easy commuting distance of Cork city with a regular train service to Little Island Railway Station which is situated opposite the subject property. It is convenient to the M8 Dublin Road and the South Ring Network via the Jack Lynch Tunnel providing access to Cork Airport and Cork’s southern and western suburbs.

Rockgrove Estate has a range of services and amenities close by including Eastgate Retail & Business Park, Radisson Hotel and Cork Golf Club. Eastgate Retail Village comprises a series of shops, a pharmacy, a bank and restaurants. Eastgate Business Park comprises an established modern mixed use business park with retail, showroom, office and distribution users. Its occupiers include Gilead, Macom, SWS, Laya Healthcare, FMC, DPS Engineering and Lilly.

DESCRIPTION

The property comprises laid out with reception area, trade counter, office and storage areas. The first floor is laid out with a board room, number of private and open plan offices finished to a modern standard with suspended ceilings incorporating lighting, plastered and painted walls, carpet flooring, solid timber internal doors and good natural lighting with double glazed windows.

SERVICES

All main services are connected and heating is provided by a gas fired central heating system, CAT 5 cabling, intruder alarm and fire detective system.

ACCOMMODATION

Floor	Description	Sqm	Sqft
First	8 no. offices, ladies & gents and comms room.	234.2	2,521

RENT

€30,000 per annum exclusive

LEASE

New lease available

BER INFORMATION

BER: C1.
 BER No: 800663437.
 EPI: 274.22 kWh/m²/yr.

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

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