



## LETTING HIGHLIGHTS

- ◆ Ground & 1st floor office accommodation
- ◆ Modern fit-out including lift access
- ◆ Generous surface car parking
- ◆ Excellent rail, bus & road network links
- ◆ Good local retail, banking & food uses
- ◆ Flexible lease terms available
- ◆ Located next to Park Place office development

## CONNECTIVITY



20 Mins to  
Cork Airport



Routes  
240 & 260



2 Mins to  
M8/N25/N40



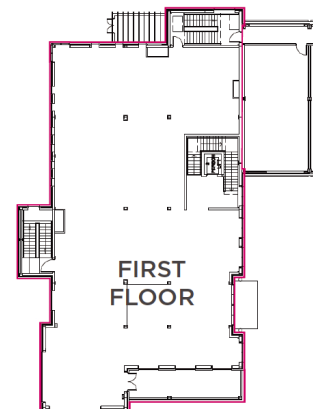
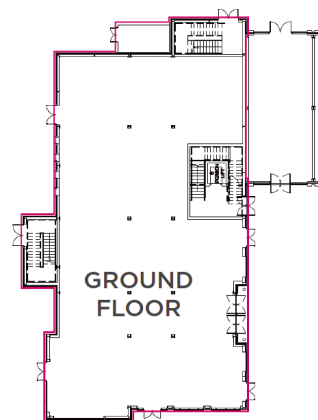
Little Island  
Train Station

## LOCAL OCCUPIERS

- ◆ Eli Lilly
- ◆ Laya Healthcare
- ◆ Pfizer
- ◆ Gilead
- ◆ Radisson Blu
- ◆ EastGate Retail Park
- ◆ AIB
- ◆ Spar & Costa Coffee
- ◆ Creche

## ACCOMMODATION

Ground Floor	526 sq m	5,662 sq ft
First Floor	548 sq m	5,899 sq ft
Entire:	1,074 sq m	11,560 sq ft



## JOINT AGENTS



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