

UNIT 8/8A LITTLE ISLAND BUSINESS PARK,  
LITTLE ISLAND, CORK, T45 E289



021-427 5079

- Approx. 835.1 sq m (8,990 sq ft).
- Two adjoining mid terraced warehouse/light industrial units.
- Large site of approx. 0.19 hectares (0.47 acres) with parking to the front and rear yard with separate access.
- Loading doors to the front and rear.
- Convenient location in Little Island with easy access to the Waterford N25, Dublin M8 and to the South Ring Road via the Jack Lynch Tunnel



**ACCOMMODATION**

Unit	Floor	Description	Sqm	Sqft
8	Ground	Warehouse	455.18	4,900
8A	Ground	Warehouse	206.22	2,220
		Offices	86.85	935
	First	Offices	86.85	935
<b>Approx. Total</b>			<b>835.10</b>	<b>8,990</b>

**LOCATION**

The property is situated in Little Island Business Park on the southern side of one of the main estate roadways, approx. 1.2km south of the Waterford N25 Road. Little Island is a major industrial and commercial centre situated approx. 8km east of Cork city centre over a well developed road infrastructure. There is easy access to the main Waterford N25 road, Dublin M8 and via the Jack Lynch Tunnel to the South Ring Road which provides access to the airport, Cork's southern and western suburbs and to the main West Cork and Kerry routes. Neighbouring occupiers include Pepsi, Holden, Master Engineering and BCL Ventilation and Metal Ltd.

**GUIDE SALE PRICE**

€750,000 plus vat if applicable

**BER INFORMATION**

BER: D2 & G

BER No.: 800753972 & 800753980

E.P.I.: 82.52 kWh/m<sup>2</sup>/y & 80.84 kWh/m<sup>2</sup>/yr

**DESCRIPTION**

The property comprises two adjoining mid terraced warehouse/light industrial units on an L shaped site of approx. 0.19 hectares (0.47 acres). The larger unit is constructed on a concrete portal frame with concrete block walls, pitched corrugated asbestos sheet roof incorporating roof lights and concrete floor. The eaves height is approx. 5.8m and there are two large up and over loading doors, one to the front and one to the rear.

The smaller unit is constructed with concrete block walls and pitched metal deck roof. There is a two storey office/service block to the front with a warehouse to the rear. The eaves height is approx. 5.5m and there is an up and over loading door to the rear. Each unit has an enclosed concrete surfaced parking area to the front and there is a large rear yard with separate access.

**FURTHER INFORMATION / VIEWING**

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

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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.

