

Lisney

TO LET

WAREHOUSE / LIGHT INDUSTRIAL UNIT

UNIT C, BLOCK 3, WATERFRONT BUSINESS PARK,
LITTLE ISLAND, CORK

BER F



021-427 5079

- Approx. 326.8 sqm (3,518 sqft).
- Modern mid terrace single storey warehouse / light industrial unit.
- Eaves height approx. 6.5m.
- Loading access is provided by a means of an automatic sectional up and over loading door to the front.
- Convenient location just south of the N25 Cork / Waterford Road with easy access to the Dublin M8 and to the South Ring road via the Jack Lynch Tunnel.



LOCATION

The property is situated in Waterfront Business Park, an established commercial location approximately 8 km east of Cork city centre. Little Island is served by an excellent road infrastructure providing easy access to the city centre, airport, Waterford N25, Dublin M8 and the South Ring road network.

Neighbouring occupiers include Celtic Sales Packaging Material, Cork Drain Cleaning, Protech Performance Plastics, EM News Distribution, Seabridge, FMC and ONG Automation.

DESCRIPTION

The property comprises a modern mid-terraced warehouse /light industrial unit constructed on a steel frame with concrete block and metal clad walls, pitched insulated metal deck roof incorporating roof lights and concrete floor. The internal headroom to eaves is approx. 6.5m and there is good access with an automatic sectional up and over loading door to the front.

SERVICES

All main services are connected

LEASE

New Lease available

ACCOMMODATION

Floor	Description	Sqm	Sqft
Ground	Warehouse / Light Industrial	326,8	3,518

RENT

€26,000 per annum plus VAT.

BER INFORMATION

BER: F

BER No: 800643058

EPI: 200.14 kWh/m2/yr

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.

