

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.





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#### 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/m<sup>2</sup>/yr

#### FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

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