

Lisney

TO LET

WAREHOUSE/INDUSTRIAL UNIT

UNIT 16C EURO BUSINESS PARK,
LITTLE ISLAND, CORK T45 H510

BER C3



021-427 5079

- Approx. 338 sqm (3,639 sqft)
- Modern mid terrace warehouse/industrial unit with a two storey office block incorporated
- High profile location within Euro Business Park with convenient access to the Cork/Waterford N25, Dublin N8, Jack Lynch Tunnel and all main routes
- Eaves height approx. 6.5m
- Neighbouring occupiers include PR Reilly, Petrochem, Eastern Electrical, MJ Scannell Safety, Silverstream Packaging Ltd and Abbey Seals International Ltd.



LOCATION

The property is situated in Euro Business Park, approx. 8km east of Cork city centre and adjacent to the Cork/Waterford N25 Road. Euro Business Park is an established modern mixed-use business park with retail, showroom, office, light industrial / warehouse and distribution users.

The park is within easy commuting distance of Cork city with a regular train service to the nearby Little Island railway station. It is convenient to the Dublin M8 Road and Jack Lynch Tunnel which connects with the South Ring Road network providing access to the airport and Cork's southern and western suburbs.

DESCRIPTION

The property comprises a mid-terrace single storey warehouse/light industrial unit with two storey office block incorporated with part mezzanine floor. The property is constructed on a steel frame with concrete block and metal deck walls, pitched insulated metal deck roof incorporating roof lights and a concrete floor. The internal headroom to eaves is approximately 6.5m and loading access is provided by means of an automatic up and over loading door to the front.

LEASE

New Lease available.

ACCOMMODATION

Floor	Description	SqM	SqFt
Ground	Warehouse	245.2	2,639
	Office/Service Block	46.4	500
First	Office, canteen, ladies & gents toilets	46.4	500
	Approx. Total	338	3,639

BER RATING

BER: C3
 BER No. 800002909
 EPI: 278 kwh/m²/yr1.38

SERVICES

All main services are connected including three phase power.

RENT

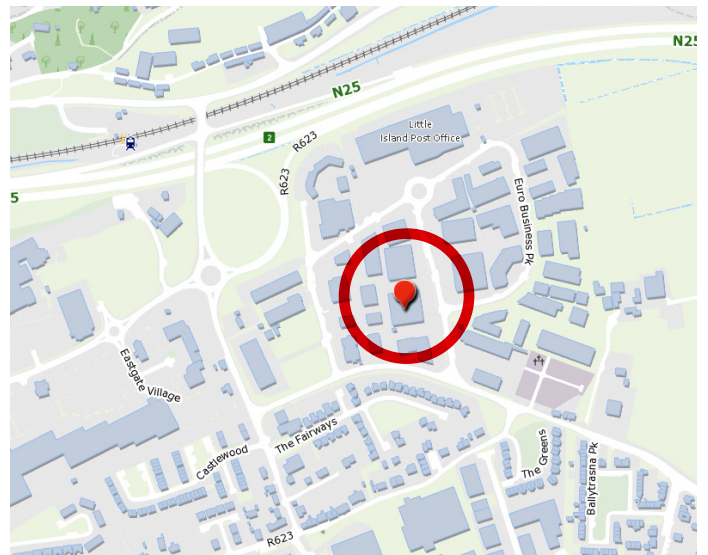
€27,000 per annum exclusive

FURTHER INFORMATION/VIEWING

For further information or to organise a viewing, please contact Lisney.

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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.

