

## ***PUB / COMMERCIAL PREMISES***

**Unit 1 Eastgate Village,  
Eastgate,  
Little Island,  
Cork.**



- Superb modern two storey building located at the entrance to Eastgate in Little Island.
- Part of the c. 4,000 sq.m. Eastgate Village Centre development including 8 Shops / Commercial Units and 1st floor Office Suites.
- Unit size: *Ground Floor* - 526 sq.m.      *First Floor* - 548 sq.m.
- This has quickly become the principal retail centre serving Little Island and includes occupiers such as Spar, Bank of Ireland, Little Island Pharmacy.

**Location:**

The property forms part of the new Eastgate Village Retail and Office Development, situated immediately adjacent to the main entrance to Eastgate in Little Island.

Eastgate is the largest mixed commercial development outside Dublin with currently over 100 different companies located on site.

**Description:**

The property comprises an imposing two storey end of terrace modern commercial unit forming part of the Eastgate Village Centre in Eastgate, Little Island, Cork.

The unit occupies a focal position at the main entrance and enjoys extensive car-parking facilities.

**Accommodation:**

The accommodation and approximate floor areas are as follows:

	<b>Sq.m.</b>	<b>Sq.ft.</b>
Ground Floor	526	5,660
First Floor	548	5,890

**Note:**

*The property may be purchased in either one or two lots as the first floor has separate access.*

**Solicitors:**

P.J. O'Driscoll & Sons,  
Solicitors,  
73 South Mall,  
Cork.

**Tel:** 021 2300800

**Viewing:**

Strictly by prior appointment with joint agents:

**Peter O'Flynn / Philip Hosford**  
DTZ Sherry FitzGerald

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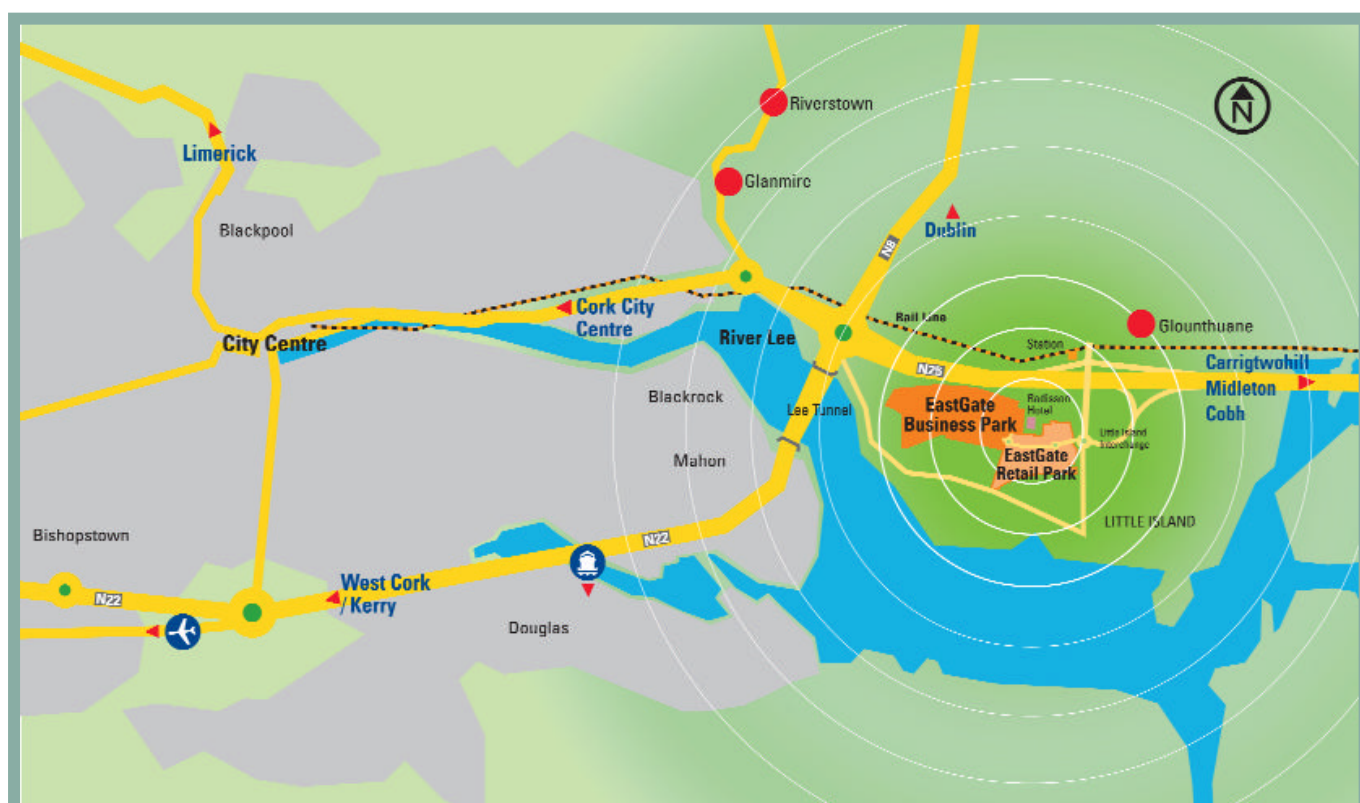
or

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**Location Map:** Not to scale for identification purposes only

**Conditions to be noted**

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