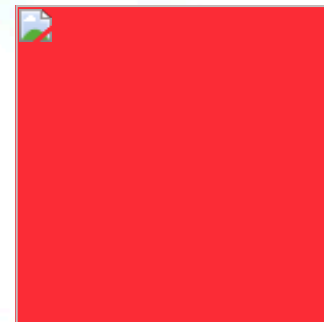
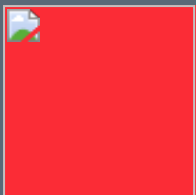


Available Immediately

Little Island, Cork, T45 RC96

Class 4 (Light Industrial)





ABOUT THE PROPERTY

Secure stand alone warehouse unit on a site of circa 0.42 Hectares.

Dock leveller access with additional ground level access roller shutter door.

Good quality office accommodation on 2 floors.

Translucent roof panels and LED lighting throughout warehouse.

Automated roller shutter doors.

Intruder alarm and fire alarm systems installed.

Large site with excellent carparking and circulation areas.



LOCATION

The property is situated in Waterfront Business Park on the southern side of Little Island in Wallingstown and is located circa 2.5 km from the Dunkettle Interchange. Little Island is Cork's pre-eminent commercial and light industrial location and offers excellent access to Cork city, the N25, M8 and South Ring Road. Nearby occupiers include Seabridge, AMS, Floortech, Spillane Brothers and Roquette.



DESCRIPTION

Lisney offer this high quality light industrial warehouse situated on a large stand alone site in Wallingstown in Little Island. There is extensive office and staff accommodation on two floors. This large warehouse is fitted with a dock leveller and roller shutter door for goods access. There is extensive carparking and circulation space in the yard as well as hardtand storage areas. Viewing is highly recommended.



ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	10,634.74	988
Ground - Offices	1,506.95	140
1st	1,506.95	140
Total	13,648.64	1,268

TENANT PROFILE

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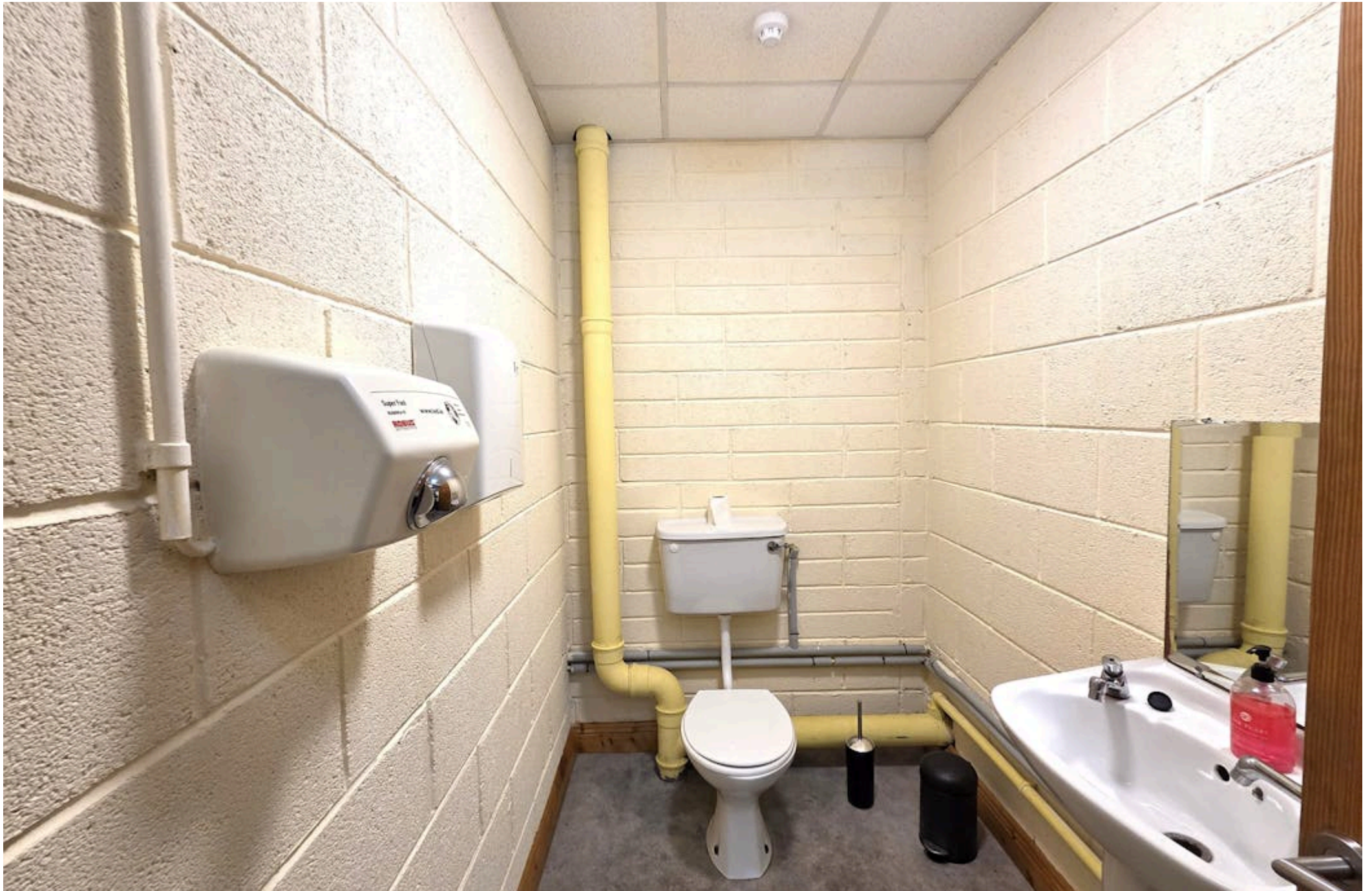






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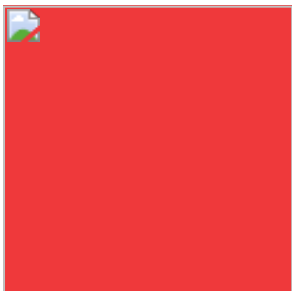
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BER INFORMATION

BER D1 800923484



For further information

Viewing Strictly by appointment with the sole letting agent Lisney.

Lisney Commercial Real Estate

St. Stephen's Green House,
Earlsfort Terrace, Dublin 2, D02 PH42
Tel: +353 1 638 2700
Email: dublin@lisney.com

 **lisney.com** @LisneyIreland

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.

