

TO LET

**Unit 9,
Anchor Business Park,
Courtstown,
Little Island,
Cork**



STATE OF THE ART LOGISTICS / INDUSTRIAL FACILITY



PROPERTY HIGHLIGHTS

- State of the Art Industrial facility built to a Gold LEED standard with a size range from 7,432.7 sq m / 80,005 sq ft to 14,865 sq m / 160,010 sq ft.
- Site of approximately 2.72 Ha / 6.74 acres.
- Contemporary professional design with tailored solution to individual requirements.
- Secure service yard with excellent circulation, surface parking, bicycle and EV point facilities.
- High Bay Design with a clear internal height of 14 meters and the benefit of 12 no. dock level doors and multiple surface roller doors.
- Cork's Premier Commercial and Industrial Location, close to N25, M8 and the Dunkettle Interchange, giving access to all other national road networks.
- Anchor Business Park is home to a strong line-up of international occupiers including PFH Technology Group, Kuehne + Nagel, CPI Technology and Munters.

**QUALITY
INDUSTRIAL
WAREHOUSE
FACILITY
OPPORTUNITY IN
CORK'S PREMIER
COMMERCIAL
AND INDUSTRIAL
LOCATION**



LOCATION & DESCRIPTION

Anchor Business Park is ideally located in Little Island, Cork's premier commercial and industrial location near to the Dunkettle Interchange which is the main traffic hub for the region giving motorway access to Dublin (M8), Waterford (N25), Port of Cork, Cork airport, Cork's South Ring Road (N40 & N22) and the city itself.

The location is also serviced by light rail and bus services allowing good access for staff. There is a bus terminal within the park serving multiple locations. Anchor Business Park is home to a strong line-up of international occupiers including PFH Technology Group, Kuehne + Nagel, CPi Technology and Munters. Other companies in the vicinity include DB Schenker, PepsiCo, Janssen Pharmaceutical and EZ Living.

Anchor Business Park offers a best-in-class solution for companies' logistics, storage and manufacturing requirements.



CONNECTIVITY



Surface
Parking



Bicycle
Spaces
included



EV point
facilities



Cork Airport
15 KM



Next to
Dunkettle
Interchange &
N25 Road



Cork City
Centre
10 KM



Train Station
10 mins
walk

ACCOMMODATION

The Warehouse is available to let on a single occupancy basis or subdivided.

UNIT	WAREHOUSE	OFFICE	TOTAL
9	148,010 sq ft	12,000 sq ft	160,010 sq ft

9A	74,005	6,000 sq ft	80,005 sq ft
9B	74,005	6,000 sq ft	80,005 sq ft



FEATURES



Steel
Frame
Structure



Architectural
Wall Cladding



Roof
Lights



Gigabit
Fibre
Broadband



HGV
Parking



General
Parking



Generous
Parking
and EV
Points



Ample
No. Dock
Levellers



Concrete
Floors



3 Phase
Power



High Eaves



Built to
LEED
Standards



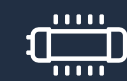
Fully
Serviced



Pedestrian
Entrances



Bespoke
Solutions



High
Bay LED
Lighting

LEASE TERMS

By Negotiation.

FLOOR PLAN



VIEWINGS

Strictly by prior appointment with sole agents
Cushman & Wakefield

DEVELOPER

BRIGHTLAND

CONTACT

PHILIP HORGAN

T: +353 (0)21 427 5454

M: +353 (0)87 969 1018

E: philip.horgan@cushwake.ie

SEÁN HEALY

T +353 (0)21 427 5454

M:+353 (0)86 240 0153

E: sean.healy@cushwake.ie



89/90 South Mall,
Cork, T12 RPP0
Ireland



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