

TO LET



NOVA

BUSINESS PARK

Little Island, Cork

BER A2

BER A3

LEADING BUSINESS PARK | SUBSTANTIALLY REFURBISHED A-RATED UNITS | www.novabusinesspark.ie



CBRE

KEY HIGHLIGHTS



Prime location situated in the heart of Little Island



Ample loading facilities in a secure self-contained park



High – quality new office and canteen space installed in each of the units



EV charging, LED Lighting, Smart meters and LEED accredited

BER A

Fully refurbished A-rated units finished to the highest of standards



OVERVIEW

Nova Business Park is a market – leading business park situated in an unrivalled location in the heart of Little Island, Cork. This presents a rare opportunity to occupy a best in class industrial / logistics solution in a prime location.

Ideally located just minutes from the new upgraded Dunkettle interchange, providing ease of access to all arterial routes and Cork City Centre.

Nova Business Park has been redesigned with the modern occupier in mind, with extensive upgrades throughout the buildings and park occupiers benefitting from lower annual utility costs.

The scheme extends to a total of 11,771 sq. m (126,705 sq. ft) across eight units and benefits from excellent circulation areas, dock levellers, roller shutter doors, new internal office accommodation and A – Rated BER certification amongst many other highlights.





UNIT GALLERY



SPECIFICATION



7m – 8m clear internal eaves height.



Dock levellers and roller doors available (dependent on unit).



Excellent circulation and turning areas with ample car parking.



High bay LED lighting including PIR occupancy control (lighting) and daylight sensors in the warehouse areas.



New office space includes wc's, kitchen at ground floor level, and open office space on the first floor.



Suspended ceilings incorporating LED lighting, carpets, electric heaters, general power and lighting provided with data point locations.



Each unit is supplied with EV Charging ports.



Secure and managed business park with automated gates and access control.

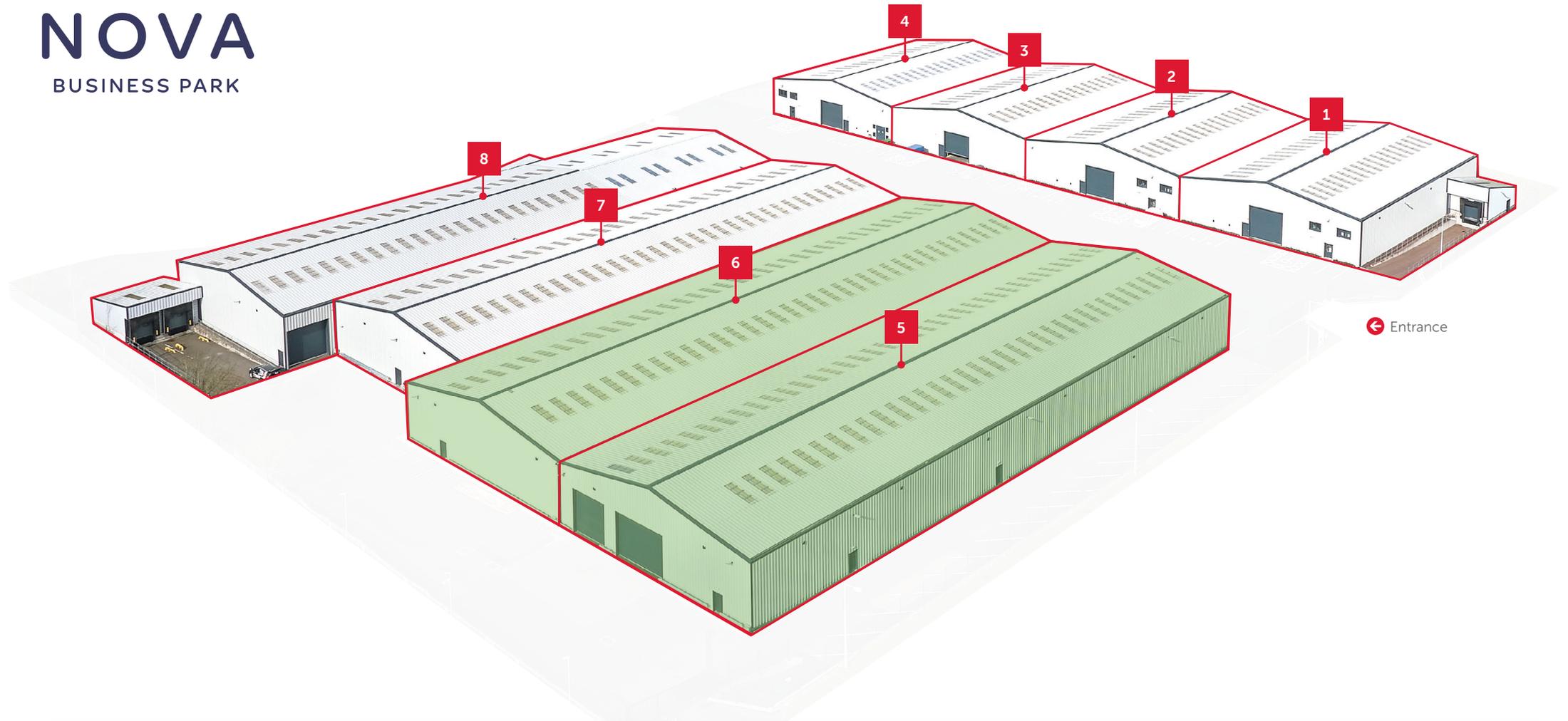
ACCOMMODATION

Unit No	Total Sq. M	Total Sq. Ft	Ground Floor Warehouse (Sq. Ft)	Ground Floor Office (Sq. Ft)	First Floor Office (Sq. Ft)	Total Office (Sq. Ft)	Status
Unit 1	1,119	12,045	11,084	480	480	961	Occupied
Unit 2	1,032.6	11,115	10,198	459	459	917	Occupied
Unit 3	1,025	11,032	10,256	388	388	776	Occupied
Unit 4	1,024.8	11,031	10,064	529	438	967	Occupied
Unit 5 & 6*	3,802	40,925	39,516	704	704	1,409	Available To Let
Unit 7	1,714.2	18,452	17,065	694	694	1,387	Occupied
Unit 8	2,053.7	22,105	20,715	695	695	1,390	Occupied
TOTAL	11,771	126,705					

* Benefits from 2 no. dock levellers and 2 no. grade level doors to the front elevation, with 3 no. grade level doors to the rear elevation.



NOVA
BUSINESS PARK



← Entrance

UNIT 1

FAILTE SOLAR
-GO GREEN GO SOLAR-

UNIT 2


BON SECOURS HEALTH SYSTEM

UNIT 3

 **FoodCloud**

UNIT 4

 **RONAYNE SHIPPING**
THE MAINPORT GROUP

UNIT 5&6

**AVAILABLE
TO LET**
(40,925 sq ft)

UNIT 7


BON SECOURS HEALTH SYSTEM

UNIT 8

EZ LIVING
furniture



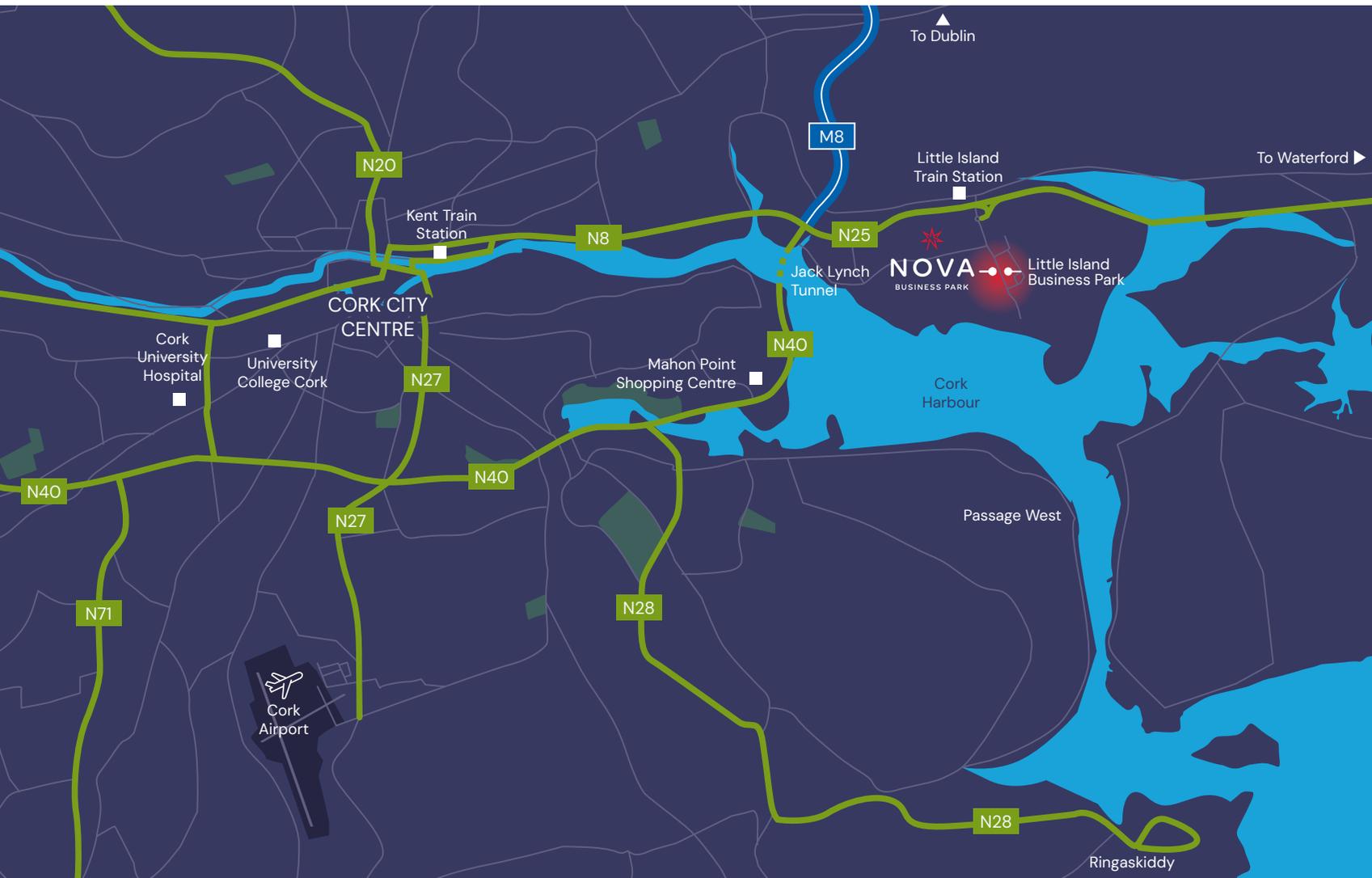
LOCATION & CONNECTIVITY

Little Island is well established as Cork's single largest industrial and logistics hub, containing approximately 5 million sq. ft. of warehousing, manufacturing, and logistics space.

Renowned as a mature business hub, Little Island hosts a diverse mix of multinational occupiers, logistics operators, manufacturing facilities, and high-quality office developments. The area has a long-standing reputation for industrial use, offering an experienced local workforce and a proven commercial ecosystem. High - profile multinationals such as Gilead, Pepsi, LEO Pharma and Eli Lilly have made Little Island their home in this region.

The location is convenient to Cork City Centre, the M8 Dublin Road via the recently upgraded Dunkettle Interchange (approx. 3kms) and Waterford via the N25. The N40 South Ring Road and all arterial routes are also easily accessible.

Nova Business Park is situated within a proven and strategic location in Little Island, which is reflected in the calibre of neighbouring occupiers who include Harvey Norman, HACH, UPS, DDW, Pipelife, Janssen, Iff and Viatris.



Destination	Drivetime	Distance
N25	3 mins	1 km
Dunkettle Interchange	5 mins	3 km
M8	6 mins	3.5 km
Jack Lynch Tunnel	6 mins	3.5 km
Kent Train Station	11 mins	8.5 km

Destination	Drivetime	Distance
Cork City Centre	15 mins	9.5 km
Cork International Airport	18 mins	16 km
Ringaskiddy Port	20 mins	20 km
Limerick City Centre	100 mins	105 km
Dublin City Centre	170 mins	250 km



To Waterford ▶

NOVA
BUSINESS PARK

Euro Business Park

Little Island Train Station

R623

Eastgate Business & Retail Park

Proposed new Lidl Distribution Centre

BASF-Ireland

N25

Dunkettle Interchange

◀ To Dublin

M8

◀ To Cork

Jack Lynch Tunnel

SUSTAINABILITY



Kennedy Wilson are at the forefront of sustainable development and are working to achieve LEED accreditation (Leadership in Energy and Environmental Design) at Nova Business Park. This is a barometer of a building that promotes healthy, efficient, and cost-effective build practices.



Kennedy Wilson is a member of the Irish Green Building Council. The IGBC is a non – profit organisation that unites all members to accelerate the transformation of the built environment through leadership, research, education, and policy input on a national and local government level.



A BER rating is the highest rating available for the most energy – efficient buildings in Ireland. Some of the measures in place to achieve this rating include EV Charging, LED Lighting and Smart Meters which will lead to occupiers benefitting from lower annual utility costs.





Eagle House



Coopers Cross



The Elysian



The Cornerstone



20 Kildare Street

KENNEDY WILSON

Kennedy Wilson (NYSE:KW) is a global real estate investment company. They own, operate, and invest in real estate on their own and through their investment management platform across the Western United States, United Kingdom, and Ireland.

They primarily focus on multifamily, office properties, industrial/logistics and debt investments in our investment management business. Headquartered in Beverly Hills, CA, Kennedy Wilson has twelve global offices located throughout the U.S. and Europe. Please visit www.kennedywilson.com.



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BUSINESS PARK

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KENNEDY WILSON

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BER A2

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