

**FOR LEASE**

**HIGH PROFILE - COMMERCIAL UNIT WITH DUAL FRONTAGE**

Outline For Identification Purposes Only



**13**

**14**

**15**

**Elite Ambulance**

**Arjo Ireland Ltd**

**Unit 14, Eastgate Way, Little Island, Cork. T45 P778**



# ABOUT THE PROPERTY

Approx. 1,900 sq ft (176.5 sq m) with large elements of a glazed façade

Air Conditioned throughout

High quality, modern, office/commercial unit in a superb location

Fitted with a security alarm and a fire alarm.

Neighbouring occupiers include; The Range, Multi Filter Ltd, Hedgehog Fibres, JYSK, Costa, Keary's BMW, FMC Agro Ltd, Dornan Engineering, and PFH Technology Group

Available immediately on new lease terms.



## LOCATION

14 Eastgate Way is strategically located within Eastgate Business Park to the east of the spine road connecting Eastgate to the R623. The park is recognised as Corks's Premier Business Park.

Little Island is situated approximately 8 kms East of Cork City Centre and is a short distance from the recently upgraded Dunkettle interchange which connects the N8 Cork to Limerick/Dublin road and the South Ring road network which is the main artery linking Little Island with Cork Airport, West Cork and on to Kerry via the Ballincollig By-Pass.

Little Island is a well-established Industrial and Commercial location with a number of Industrial Parks and Business Parks including Euro Business Park, East Gate Business & Retail Park, Sitecast Industrial Estate, GB Business Park, Courtstown Industrial Estate, IDA Industrial Park, etc. There are also a number of heavy industries located in Little Island and the pharma sector further provides for significant employment in the region.



## DESCRIPTION

- > Unit 14 has an open plan ground floor workshop/ storage area of 1,000 sq ft with a floor to ceiling height of some 3 metres and two W.C's to the rear and a large roller loading door.
- > The first floor is laid with bright and spacious admin/ office area, a separate private office which can double as a meeting room, a store room and a staff kitchenette.
- > This modern unit which is fitted with A/C throughout, benefits from front and rear profile with a prominent pedestrian access and useful loading access with ample car parking space.

## ACCOMMODATION

Unit	Sq Ft	Sqm
<b>Ground Floor</b> Approx.	<b>1,000</b>	<b>92.9</b>
<b>First Floor</b> Approx.	<b>900</b>	<b>83.6</b>
<b>Total</b> Approx.	<b>1,900</b>	<b>176.5</b>



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Unit 14, Eastgate Way, Little Island, Cork. T45 P778



N40

Cork City

M8

Unit 14 - Subject Property

EastGate BUSINESS Park

Automall

Automall

EastGate RETAIL Park

N25

Future Development Site

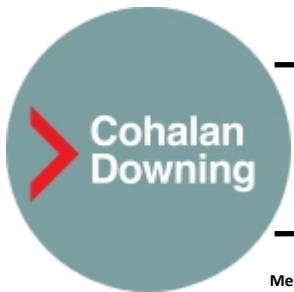
Railway Station

Waterford/Rosslare



Excellent location in Corks premier business Park and available immediately on new lease terms.

LOCATION MAP



**For Further Information:**

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Viewing Strictly by appointment with the sole letting agent Cohalan Downing.

**Cohalan Downing**

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