

**TO LET**

**Ground Floor, 1102 Euro Business Park,  
Little Island, Co. Cork, T45 PR28**

**Cohalan  
Downing**





# ABOUT THE PROPERTY

Approx. 163 sq. m (1,786 sq. ft)

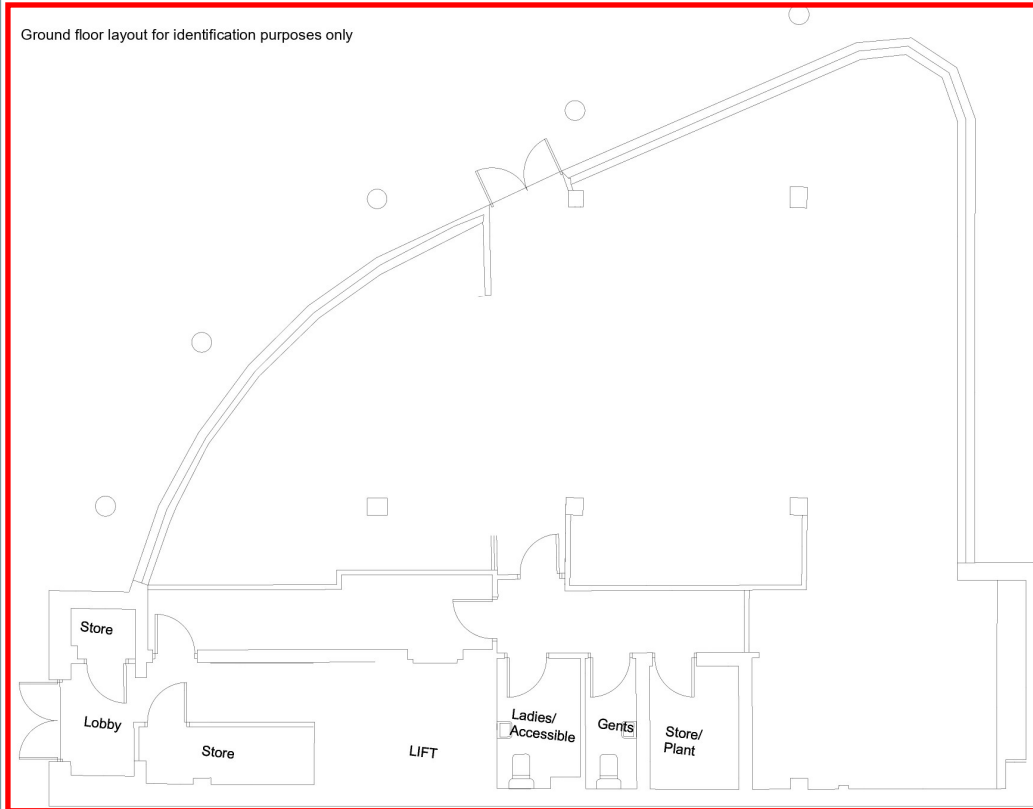
Fully fitted ground floor office suite.

The offices are finished with raised access floors, air conditioning and extensive glazing.

The building is constructed to a high specification throughout.

Dedicated onsite parking.

Ground floor layout for identification purposes only



## LOCATION

The property is centrally situated in Euro Business Park, an established mixed business park development adjoining the Cork/ Waterford N25 Road at the entrance to Little Island and approx. 8km east of Cork city centre. It is located approx. 3km east of the Dunkettle Interchange which connects with the Dublin M8 and via the Jack Lynch Tunnel with the South Ring Road network. Euro Business Park is within easy commuting distance of Cork city over a well-developed road infrastructure and there is a regular commuter train service to the nearby Little Island train station. Nearby occupiers in Euro Business Park include Chubb, Jones Engineering, Eolas, Interactive Interiors , BAM, John Paul Construction, Traco Power, Care Choice and NCT Centre.

## DESCRIPTION

The property comprises a fully fitted office suite located on the second floor of a modern purpose-built office building. The floor is laid out with an open plan office, meeting / conference area, canteen and ladies and gents' toilets. The office is finished internally with painted walls, lighting, air conditioning, and carpet floors tiles. The main entrance door has a secure fob/intercom access.

## ACCOMMODATION

Floor	Description	Sqm	Sqft
Ground	Office	163	1,786

## LEASE

New lease available

## RENT

€35,000 per annum plus VAT.

## OTHER TENANT OUTGOINGS

Service Charge | Insurance and Rates



It is located approx. 3km east of the Dunkettle Interchange which connects with the Dublin M8.

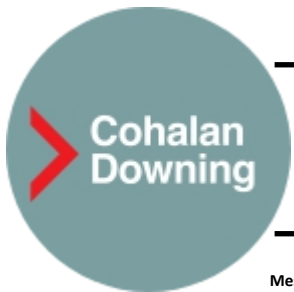


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BER INFORMATION

BER D2

## 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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