



UNIT ONE

NOVA BUSINESS PARK

LITTLE ISLAND | CORK

TO LET | PRIME INDUSTRIAL / LOGISTICS UNIT



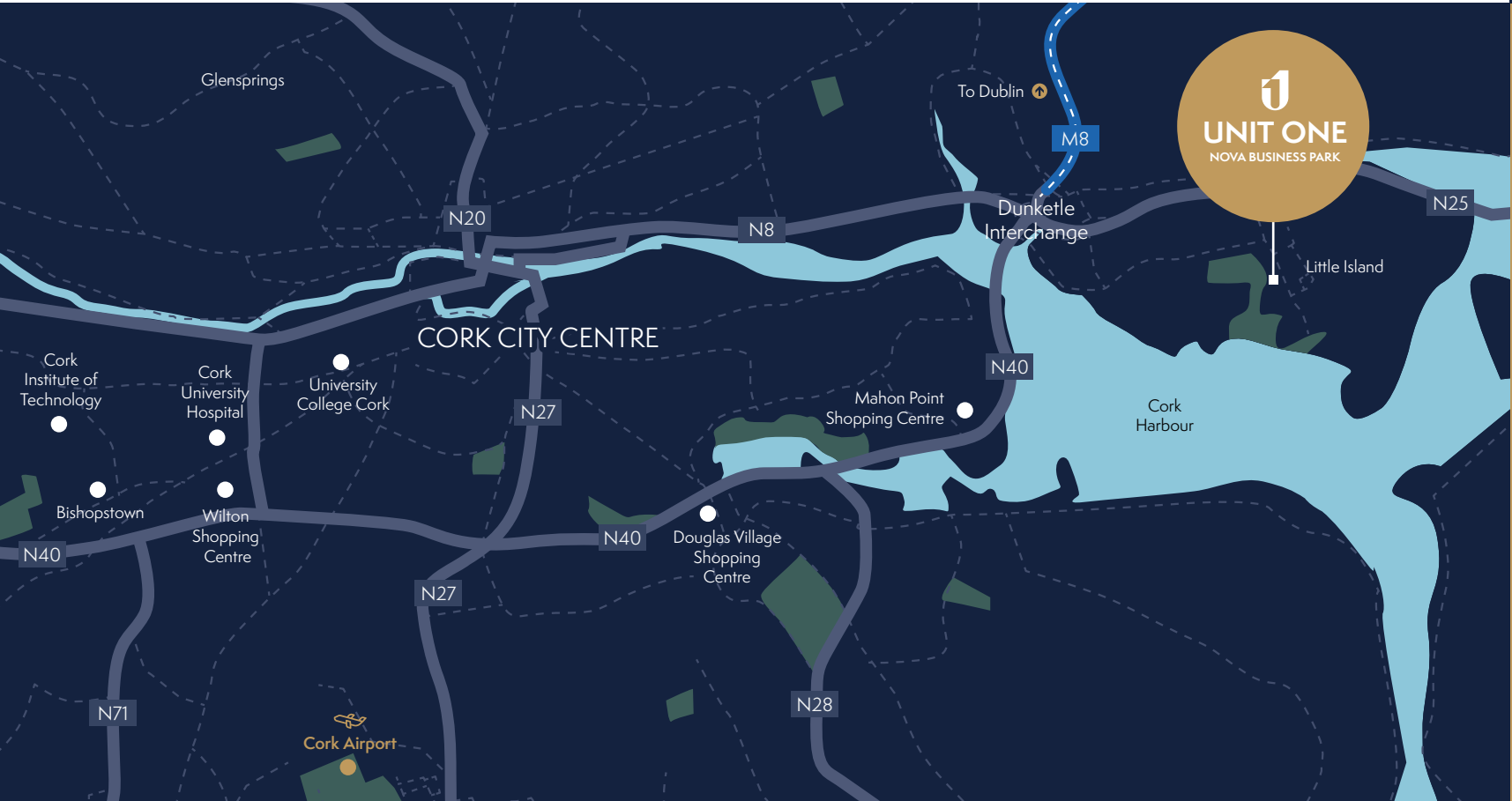
LOCATION

Nova Business Park is strategically located in the heart of Little Island, Cork’s premier commercial location.

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

Little Island is a proven location with a range of both high-end manufacturing and logistics operations from world leading organisations such as Pepsi, Gilead, Janssen, Kuehne & Nagel & DB Schenker.

Neighbouring occupiers within the scheme include:



Destination	Distance
N25	1 km
Dunkettle Interchange	3 km
M8	3 km
Jack Lynch Tunnel	3.5 km
Kent Train Station	8.5 km
Cork City Centre	9 km
Cork International Airport	16 km
Ringaskiddy Port	20 km
Limerick City	105 km
Dublin City	250 km

THE UNIT

Unit 1 comprises a high profile end terrace industrial unit with the benefit of one grade level door and one dock leveller, high quality canteen space, w/c's and office space in situ.

The building comprises a high-quality ground floor warehouse, ground floor office, and first floor office accommodation—designed to meet the needs of modern occupiers.

The unit extends to 1,119 sq m (12,045 sq ft) with the benefit of 7m eaves height, excellent circulation area on a secure and prominent site.



The office spaces feature suspended ceilings with integrated LED lighting, carpeted floors, and electric heating throughout. The fit-out also includes comprehensive power and data infrastructure, providing immediate functionality for a seamless business setup.

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.

ACCOMMODATION SCHEDULE

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
1,119	12,045	11,084	480	480	961

SPECIFICATION



Dock leveller
& roller door



7m clear internal
eaves height



Excellent circulation
areas with ample car
parking



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



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



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



EV charging
points





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LEASE

Available by way of sub-lease or assignment. Further lease details available on request.

RENT

On application.

BER



Full Building Energy Rating Certificate and advisory report is available on request

VIEWINGS

Strictly by appointment with sole letting agent Sherry FitzGerald Commercial.

AGENT



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ORIGINAL DEVELOPER

KENNEDY WILSON

PSRA No. 002183

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