



Lands at Little Island

C O R K

HIGH PROFILE DEVELOPMENT OPPORTUNITY
C. 2.44 HA (6.04 AC)

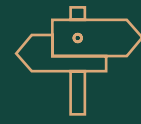
Sale Highlights



Superb development opportunity situated at the western side of Little Island immediately adjacent to the existing BASF facility



Site area extends to approximately 2.44 ha (6.04 acres)



The site is well positioned within close proximity of the N25 (Cork to Rosslare route)



Ease of access to Cork City Centre, Cork Airport, Ringaskiddy Port and the M8 (main Cork to Dublin route)



Zoned "Existing Mixed / General Business / Industrial Uses" under the Cork City Development Plan 2022-2028



Significant road frontage and direct, independent access to the newly improved road network



Location

The subject property is situated at the western side of Little Island immediately adjacent the existing BASF facility.

The site is well positioned within close proximity of the N25 which is a major road in Corks infrastructural network and provides ease of access to and from the city centre as well as providing a link to the M8, the main Cork to Dublin route.

The surrounding area is commercial in character with numerous multinational corporations, local enterprises, and thriving industries located in Little Island employing thousands of employees across various sectors, from manufacturing and pharmaceuticals to IT, finance, and logistics.

Located just off the N25, this development site enjoys unrivalled access to Cork city centre, the port, and the wider region.



Cork City Centre:
10 minute drive



Cork International Airport:
15 minute drive



Cork Port:
15 minute drive



M8 Motorway (Dublin):
5 minute drive

Employment Base & Infrastructural Upgrades

Little Island is one of Cork's premier industrial and business locations and is an area that is currently experiencing further positive growth with new developments such as Harbour Gate, Anchor Business Park and Nova Business Park.

Little Island is home to a wide range of national and international occupiers such as Pepsi, DB Schenker, Eli Lilly, Janssen and Kuehne & Nagel.

The area has been further improved with the recent completion of the Dunkettle Interchange Upgrade Scheme making the area even more accessible to occupiers and customers.

These improvements and road frontage enhance the site's visibility and make it a strategic location in Little Island, attracting significant passing traffic.



Surrounding Area / Developments Nearby

The most notable planning application located nearby include the following:

1. Planning Reference 25/4033 – Extension of duration for the development of 2 no. data centre buildings.
2. Planning Reference 25/4434 - A 7-year planning permission is sought by Lidl Ireland GmbH for the construction of a Regional Distribution Centre (RDC).
3. Planning Reference 20/5549 – Extension of duration for the construction of a renewable bioenergy plant.
4. Cara Partners – In September 2024 Cara Partners announced plans for a €130m modernisation and expansion of its Little Island facility with the investment is expected to create 60 new highly skilled roles over the next four years.

The Property

The subject site is situated at the western side of Little Island just south of the N25, the main Cork to Waterford route.

The site is located immediately adjacent to the existing BASF facility. The completion of the Dunkettle Interchange Road works has significantly enhanced the profile of the property. This improvement has further benefited the site with a road frontage of around 265 meters, along with direct and independent access to the newly improved road network.

The site is irregular in configuration and relatively flat throughout albeit slightly undulated in places. The boundaries along the north and eastern aspect of the site are well defined with palisade fencing clearly identifying the boundary.

The site area extends to about 6.04 acres and has the benefit of all services including mains water, foul water and storm water being located adjacent or nearby. The site is largely void of any buildings bar a bunded warehouse that was built in the late 1990's which is currently being used as a storage facility.

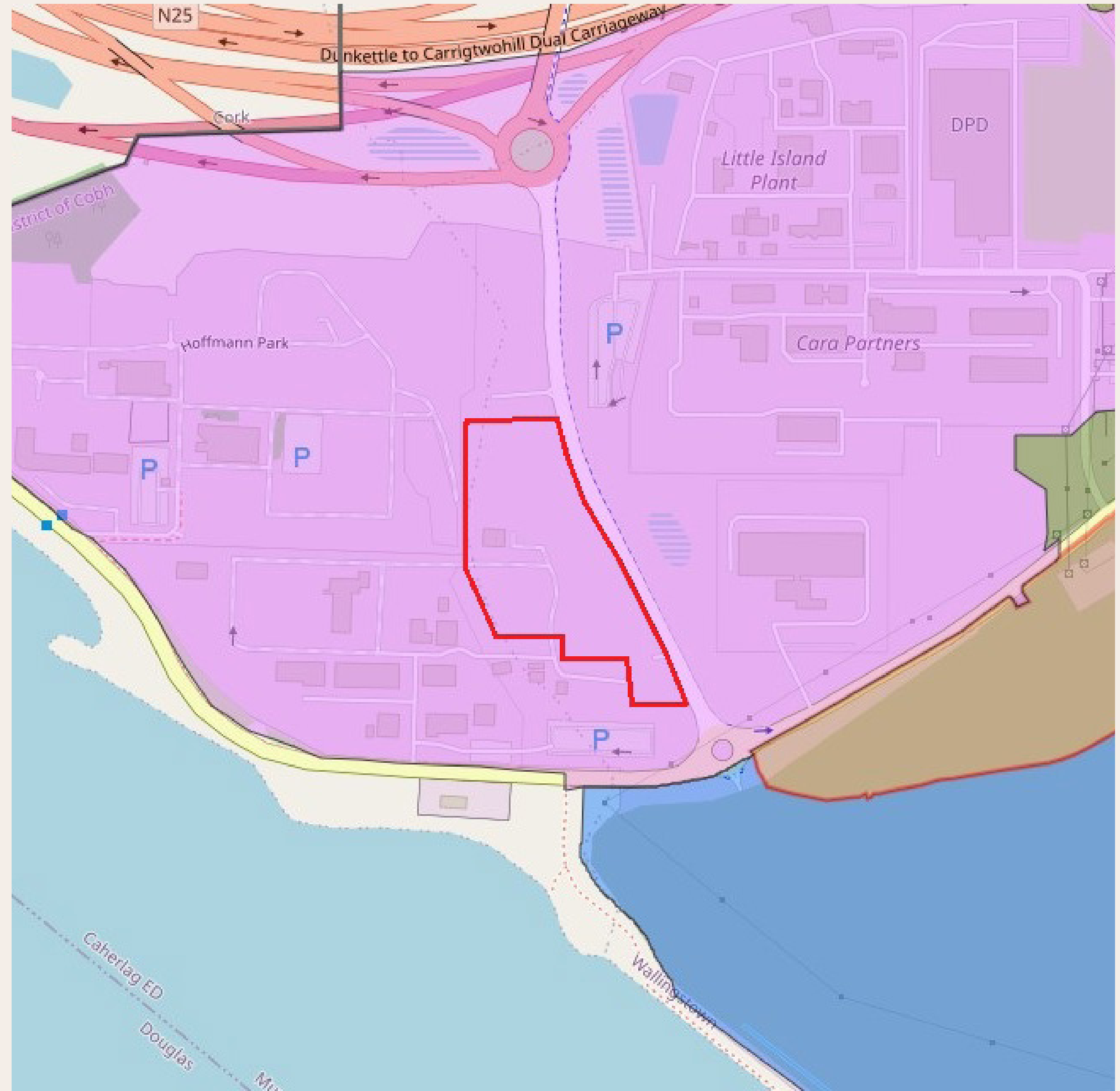


Zoning & Development Potential

The site is located on the western side of Little Island and is governed by the Cork County Development Plan 2022 – 2028. The zoning objective of the site as set out in the Development Plan is “Existing Mixed / General Business / Industrial Uses”.

Permitted uses include the following: :

- Service station
- General warehousing
- Manufacturing, storage
- Builders’ provider / yard
- Food processing facility, logistics
- Vehicle sales outlets
- High technology manufacturing
- Plant and tool hire
- Public services and vehicle servicing / maintenance garage



Further Information

On Application

On Application.

Method of Sale

The sales process is by way of Private Treaty.

Additional Information

Interested parties will, at the vendors discretion, be provided with access to a dedicated Data Room. The Data Room contains comprehensive information including site map, title information & the contract for sale.

Title

The property is held under a 999 year leasehold title on two or more folios from 1975 and 1990 with the freeholder being the Industrial Development Agency (IDA).

Services

All services to include, foul, storm and mains water are immediately available and are adjacent to in close proximity to the subject lands. Gas and utility connections also located immediately adjacent.

Selling Agent



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