

FOR SALE / TO LET

Unit 5, Block 1, Waterfront Business Park, Wallingstown, Little Island, Cork. T45 EH26





ABOUT THE PROPERTY

Approx. 560 sq m (6,028 sq ft)

Fully fitted ground & first floor office building WITH ancillary Warehouse

The offices are finished to the highest standards with LED lighting, air conditioning and data cabling

Ample on site car parking and circulation space

Excellent location at the entrance to the established Waterfront Business Park in the heart of Little Island.



LOCATION

The property is centrally situated at the entrance to Waterfront Business Park, an established commercial campus which is located approximately 8 kms east of Cork City Centre and a mere 2.5 kms from the Jack Lynch Tunnel and the recently upgraded Dunkettle Interchange, which has been transformational for access to and from Little Island.

The park provides excellent access to all the main local, national and international routes. Situated immediately to the south of the N25 linking Cork with areas to the east such as Carrigtwohill, Midleton and also locations further afield such as Dungarvan, Waterford and Rosslare.

The proximity to the Dunkettle Interchange provides ease of access to major transport links including South Link Road Network (N40), the M8 Cork—Dublin motorway, Cork Airport and Ringaskiddy.

DESCRIPTION

The property comprises a mid terrace, fully fitted office suite with ancillary warehouse extending to an overall floor area of over 6,000 sq.ft.

Laid out over ground and first floor, the current configuration provides a useful combination of open plan and private office space with ancillary amenities such as staff canteen, WC's, shower, etc.

This office accommodation is finished internally with painted walls, recessed LED lighting, air conditioning, suspended acoustic ceilings, carpet floors tiles and wall trunked data cabling.

To the rear is an open plan warehouse extending to some 450 sq.ft with a min eaves height of 6m which benefits from a large motorised up and over loading door.



ACCOMMODATION Approx.

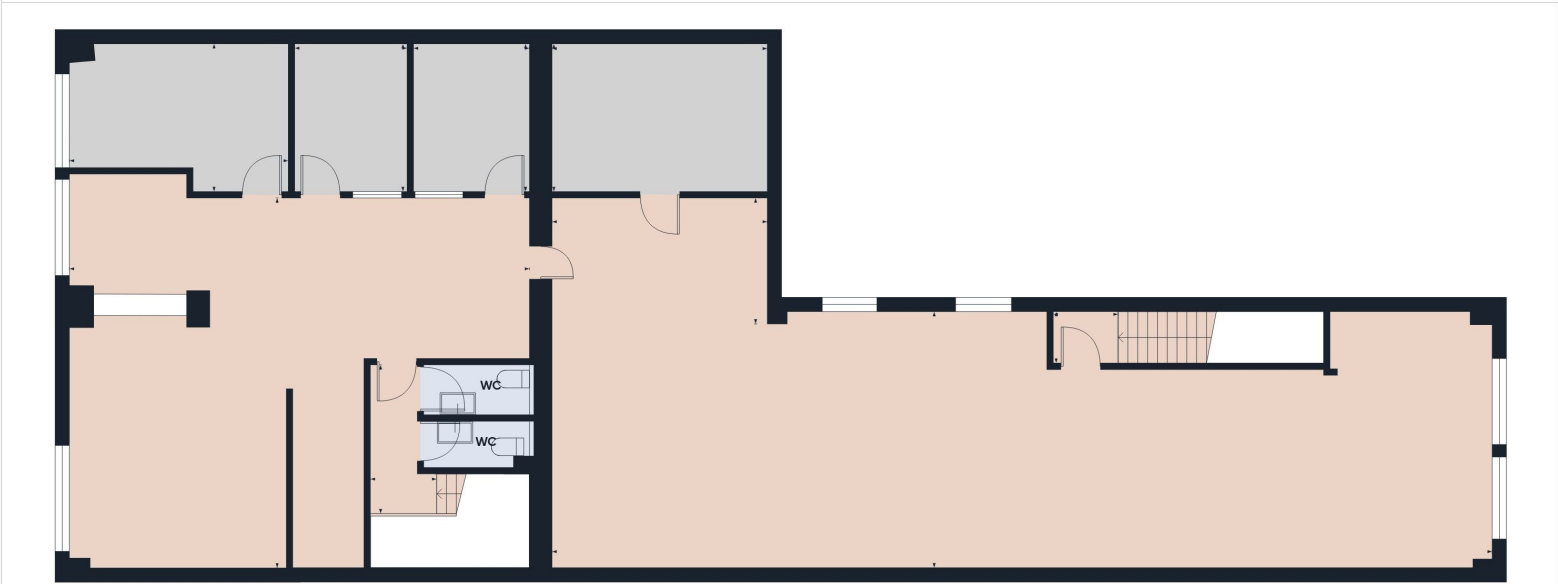
Floor	Sq Ft	Sqm
Ground Floor Office Approx.	2,993	278
Ground Floor Warehouse Approx.	451	42
First Floor Office Approx.	2,584	240
Total Approx.	6,028	560



INDICATIVE FLOOR PLANS

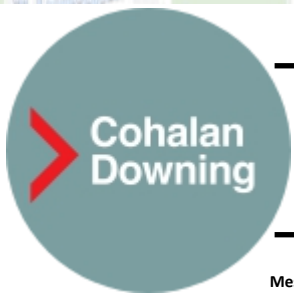
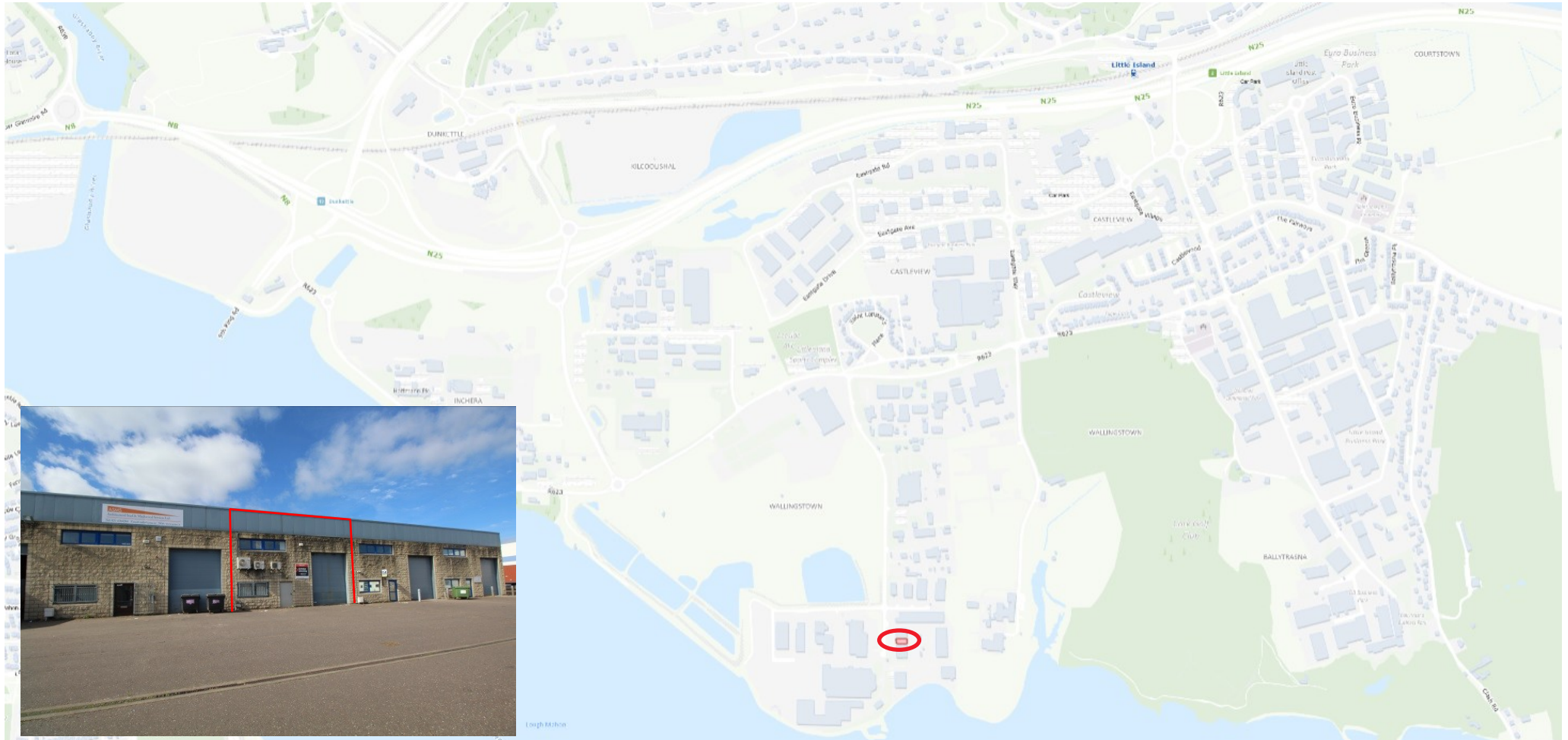


Floor 0



Floor 1

LOCATION MAP



For Further Information:

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Viewing Strictly by appointment with the sole agent Cohalan Downing.

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