

FOR LEASE

Unit 17 Eastgate Drive, Eastgate, Little Island, Cork. T45 FY28

HIGH PROFILE - END TERRACE LIGHT INDUSTRIAL/ COMMERCIAL UNIT WITH DUAL FRONTAGE



Outline For Identification Purposes Only





ABOUT THE PROPERTY

Approx. 2,745 sq ft (255.1 sq m) with large loading door (3.1 m x 5m)

Minimum Eaves height of 5.9 metres

High quality, modern, light industrial/commercial unit in a superb location

Fitted with a security alarm and a fire alarm.

Neighbouring occupiers include; GEMU Ireland Ltd, McGinleys, Bossard, ADI, Teroco Windows & Doors, Kone, NeoDyne, BMC Eirco, KCC Group and AFTA.

Available immediately on new 4 year 9 month lease terms.



LOCATION

17 Eastgate Drive is strategically located within the western end of the thriving Eastgate development. This park is recognised as one of Cork's Premier Light Industrial Business Parks.

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.



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DESCRIPTION

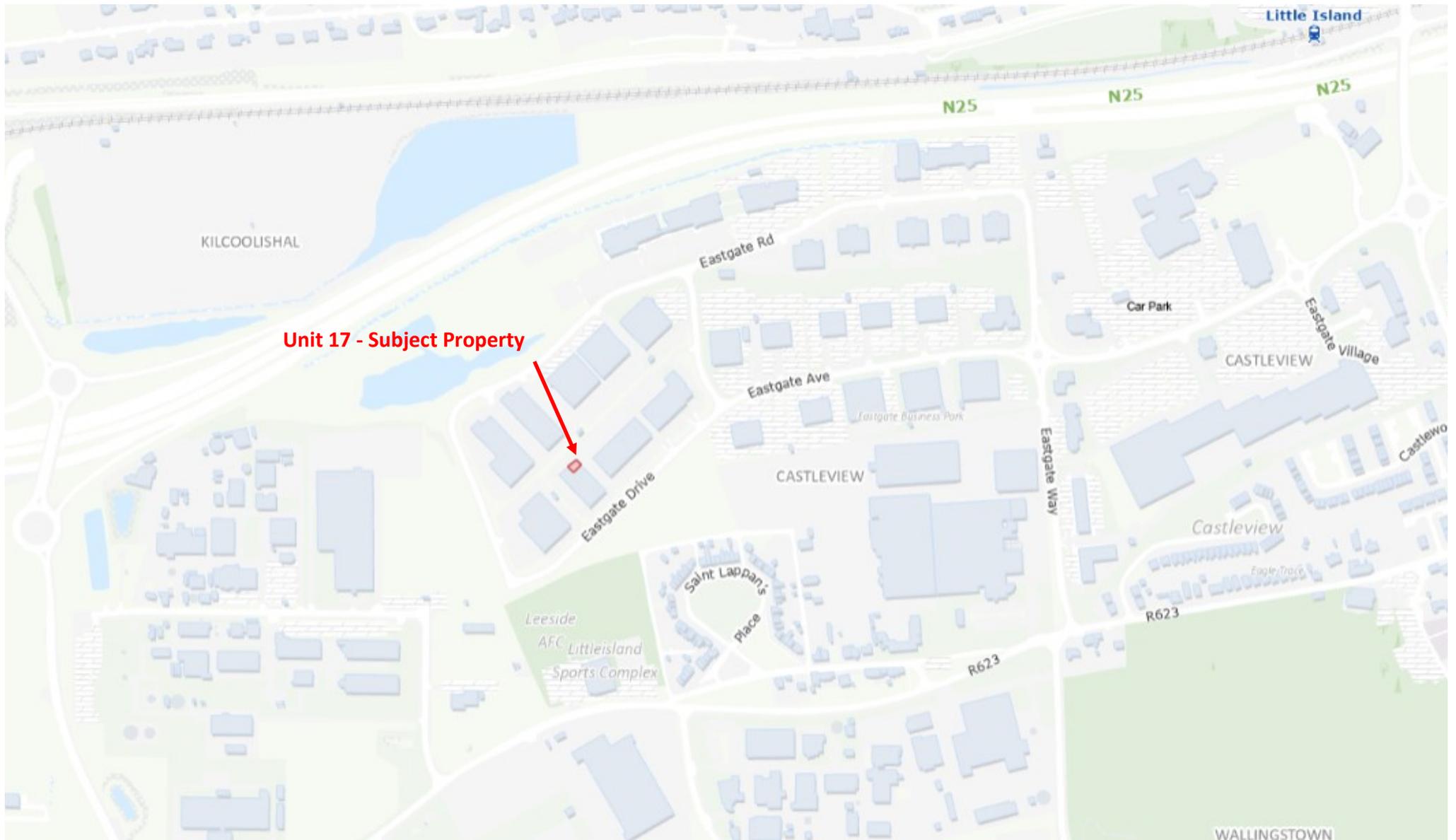
- > Unit 17's ground floor extends to some 1,865 sq ft plus a first floor office and mezzanine storage area with a minimum eaves height of 5.9 metres and an apex height of 6.2 meters.
- > Currently laid out with a ground floor admin/ office area, 2 x W.C's and a substantial storage/ warehouse area to the side and rear. The first floor provides additional office space.
- > Unit 17 benefits from front and side profile with pedestrian access and a large motorised up and over loading door to the front (3.1m X 5m) along with ample circulation space.

ACCOMMODATION

Unit	Sq Ft	Sqm
Ground Floor Approx.	1,865	173.3
First Floor Approx.	295	27.4
Mezzanine Storage Approx.	585	54.4
Total Approx.	2,745	255.1



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Unit 17 - Subject Property

N40

Cork City

M8

EastGate BUSINESS Park

Automall

Automall

EastGate RETAIL Park

N25

Future Development Site

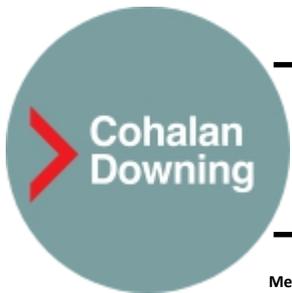
Railway Station

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.

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