

**UNIT 11B, LITTLE ISLAND BUSINESS PARK,  
LITTLE ISLAND, CORK. T45 XH93**



**021 427 77 17**

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- > The property comprises a detached warehouse unit with ancillary offices extending to a GEA of approximately 5,500 Sq.ft (511 sqm) together with an abundance of car parking facilities and vehicular circulation areas, set down areas and yard space set on an overall secure site of 0.3 Acres/ (0.12 ha) approx. held under folio CK9398F.
- > The property has a modern roof and benefits from a large grade level motorised loading door (4.4m H X 3.8m W) to the front (western) elevation.
- > The warehouse benefits from a minimum eaves height of 4.5m and an apex height of 6.3m.
- > Ancillary accommodation over ground and mezzanine floor includes reception, basic offices, ladies & gents W.C.'s and staff canteen.
- > All mains services available including gas and 3 phase power.

**Viewings Strictly By Appointment With Sole Agency**

**FOR SALE / FOR LEASE**

**Location**

Ideally located within the thriving employment hub of Little Island, which is situated off the N25 Cork - Rosslare Road approx. 4.5 km east of the newly upgraded Dunkettle interchange connecting the Dublin M8 with the Waterford N25, and Cork's South Ring Road network, providing immediate access to the Airport and Cork's southern and western suburbs. Little Island is widely recognised as one of Cork's premier business locations, with occupiers in the immediate vicinity including Laya Healthcare, Eli Lilly, Gilead, ESB Networks, Pepsi, EZ Living, Harvey Norman, The Range, JYSK and Kearys BMW. Nearby services and amenities including a Spar convenience store, Circle K Filling Station & Centra, and a Radisson Blu Hotel with leisure centre and conference facilities. There is a regular commuter rail service from the nearby Little Island railway station.



For Identification Purposes Only



**Accommodation**

Description	Sq.M. Approx.	Sq.Ft. Approx.
Ground Floor	478.8	5,154
Mezzanine	32.2	346
<b>Total</b>	<b>511</b>	<b>5,500</b>



**Viewing:**

Strictly by prior appointment with Sole Agents;

**Rob Coughlan**

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