

FOR SALE

**Unit 18C Euro Business Park,
Little Island, Co Cork T45 YC85**



Excellent opportunity to acquire a conveniently located industrial property within the well-established Euro Business Park, Little Island close to all major road infrastructures and only 3k from the Jack Lynch Tunnell/M8 Motorway.

For sale with vacant possession and fully fitted the unit extends to approximately 5,200 sq. feet/480 sq. meters over two floors.

Mid terraced unit that is internally laid out with modern office accommodation arranged over ground and first floor levels. The property has a mix of open-plan office space, private meeting rooms, canteen and toilet facilities, all finished to a good modern standard throughout with LED lighting throughout. Three phase power.

Large warehouse with full height roller shutter door for HGV deliveries.

Neighbouring occupiers include Screwfix,

- Ample parking to the front.
- This is a well-established and conveniently located industrial / trade location.
- The subject property comprises of over 5,200 sq. feet/480 sq. metres over two floors.
- Full height roller shutter door.
- 3 phase electricity.
- LED lighting throughout.
- Canteen facility on two floors.
- Toilets and shower facilities.
- All services are connected.



**For further details contact sole selling agent:
Paul O'Driscoll 086 1895 128**

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