

Unit 9C, Eastgate Avenue, Eastgate, Little Island, Cork. T45 YN92**021 427 77 17**> www.cohalandowning.ie

- > High quality, modern, office suite in a superb location with car parking.
- > Unit 9C, forms part of a purpose built two storey office development. The building benefits from shared services such as entrance lobby, W.C's, lifts, etc. 9C is located on the ground floor with security controlled fob access. The office suite is immaculately presented and extends to some 2,350 sq ft (218.5 sqm) approx.
- > Situated in the thriving Eastgate Business Park which has established itself as a strategic employment hub on the eastern fringe of the city and within minutes of the Jack Lynch Tunnel and the South Link Road Network (N40).
- > Features include a combination of open plan and private offices, raised access floors, impressive corporate boardroom (if required) and landscaped surroundings.
- > Neighbouring occupiers within Building 9 include; Compliance & Risks, Advanced Laser Systems and Arachas.

Viewings Strictly By Appointment With Sole Agents**FOR LEASE**

Location

Ideally located within the thriving Eastgate Business Park, which is situated on the N25 Waterford Road approx. 1.5 km east of the 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. Dominating the northern side of Little Island, Eastgate Business Park is widely recognised as one of Cork's premier business parks, with occupiers in the immediate vicinity including Laya Healthcare, Eli Lilly, Gilead, ESB Networks, Pepsi, South Western and PE Global. The Business Park has a range of services and amenities including a Spar convenience store, AIB, Bank of Ireland, Cafes, gyms, restaurants, and a Radissons Blu Hotel with leisure centre and conference facilities. There is a regular commuter rail service to the nearby Little Island railway station.



Accommodation

This ground floor office suite is immaculately presented with a stylish reception, an expansive open plan communal office area, a series of private offices and a spacious corporate style boardroom (if required). Ancillary facilities such as staff canteen and W.C's. are provided. The finish includes raised access floors with carpet covering, suspended acoustic ceiling tiles, recessed strip lighting, and air conditioning.

Unit 9C	Sq Ft	Sqm
Ground Floor Approx.	2,150	200
Additional Meeting Room Approx.	200	18.5
Total Approx.	2,350	218.5

Lease Terms: By Negotiation

Rent: On Application

Rates: In the Region of €7,900 pa

Service Charge/ Management Charge: In the Region of €5,800 pa

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