



**CUSHMAN &  
WAKEFIELD**

**SUBJECT  
PROPERTY**  
Part 1st Floor  
4 Eastgate Ave

**FOR SALE**

# **OFFICE INVESTMENT OPPORTUNITY**

Unit 4C, 4 EastGate Avenue,  
Little Island, Cork  
T45 YR13



# INVESTMENT HIGHLIGHTS



Well-presented office suite for sale extending to 4,799 sq. ft. / 445.8 sq. m. GIA



100 % occupation by DPS Engineering & Construction Ltd.



Held under a new 10-year lease with a tenant break option in April 2028

## Well located office investment opportunity in established EastGate Business Park



Current passing rent of €86,382 per annum exclusive



Established business park next to the Radisson Hotel and EastGate Retail Park



Pivotal location with good access to public transport & national road networks



## LOCAL AMENITIES

- Radisson Hotel
- Costa Coffee
- The Range
- Harvey Norman
- Bank of Ireland
- Spar Convenience Store
- Cork Golf Club

## CONNECTIVITY



18 dedicated car parking spaces included



Next to Dunkettle Interchange & N25 Road



Cork Airport 15 KM



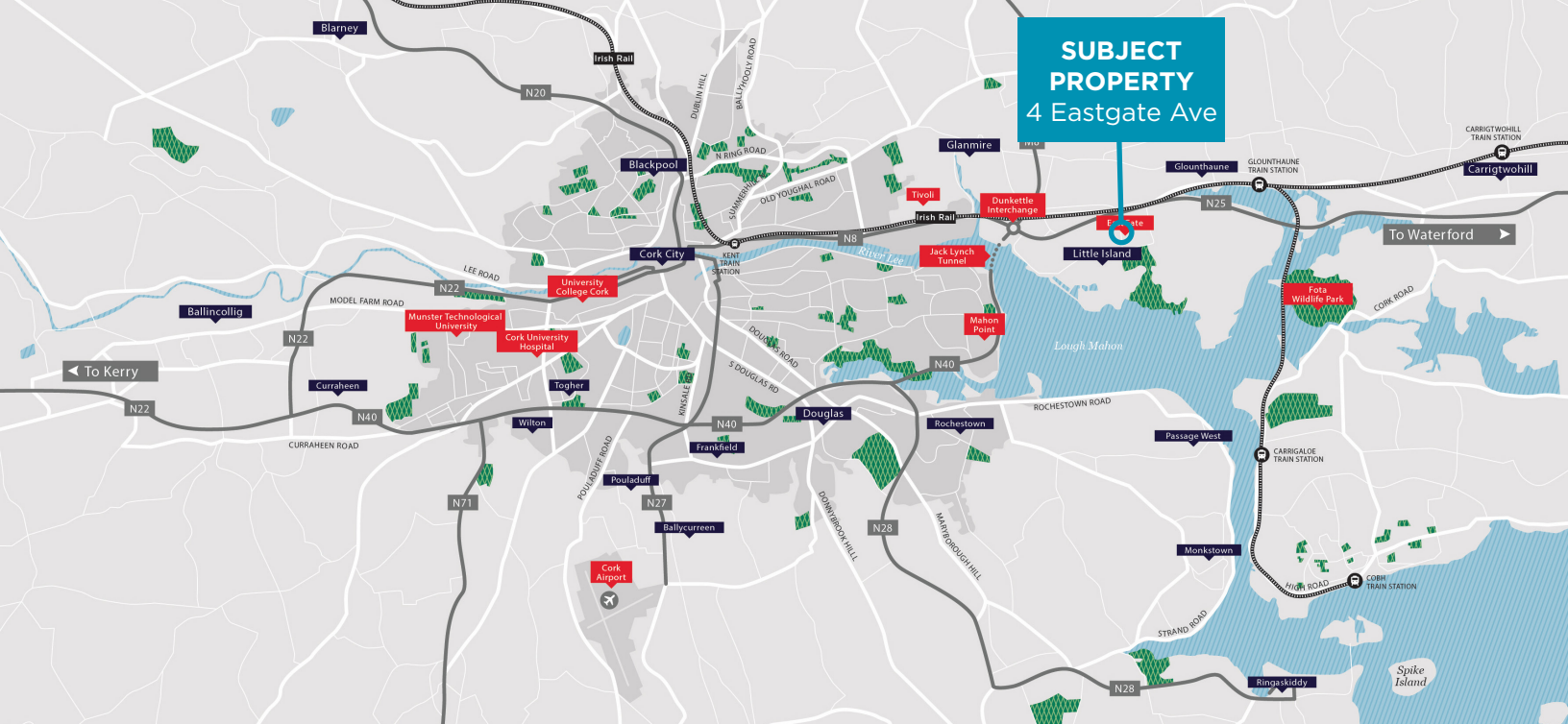
Cork City Centre 10 KM



Little Island Train Station 10 minutes walk







## LOCATION

Located within the thriving EastGate Business Park situated on the N25 Waterford Road approximately 1.5 km east of the Dunkettle Interchange. The location provides ease of access to the M8 Dublin Road and the Cork South ring road with immediate access to Cork Airport and the Southern and Western City suburbs. EastGate is considered one of Cork's main business hubs with neighbouring occupiers including Eli Lilly, Gilead, ESB International, Pepsi and PE Global. There is a range of services and amenities including a Spar convenience store, Bank of Ireland, Cafes, Gyms and Restaurants nearby. There is a regular commuter rail service to Little Island Train Station.

## DESCRIPTION

The property forms part of the first floor of a well maintained and recently refurbished office building constructed in c. 2000. The newly refurbished first-floor lobby provides communal toilet facilities as well as stairs and lift access from the ground floor foyer. The First-floor office accommodation is laid out as an open plan office suite to accommodate approximately 49 people, three large meeting rooms, 4 private offices and a staff canteen. The property is fully fitted to a high standard with suspended ceilings, LED lighting, raised access floors and air conditioning.

## CONTACT

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