

**SUBJECT  
PROPERTY**  
EastGate Hall

**FOR SALE**

# OFFICE INVESTMENT OPPORTUNITY

Units 1B, 4 & 5, EastGate Hall  
EastGate Way,  
EastGate Business Park  
Little Island, Cork

# INVESTMENT HIGHLIGHTS



Superb office suites totalling 759 sq m (8,175 sq ft)



Established Business Park adjacent to EastGate Retail Park and the Radisson Hotel



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

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



100% Occupancy – Tenants not affected



Current Total Passing Rent €142,000 pa



Guide Price: €1,600,000 (NIY 8%)



## LOCAL AMENITIES

- Radisson Hotel
- Costa Coffee
- The Range
- Harvey Norman
- Bank of Ireland
- Spar Convenience Store
- Cork Golf Club
- Gate Childcare Centre
- Laya Healthcare

## CONNECTIVITY



32 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.

# TENANCY SCHEDULE

UNIT	FLOOR AREA	TENANT	LEASE DETAILS	RENT REVIEW	BREAK OPTION	ANNUAL RENT
1B	74 sq m ( 800 sq ft)	McAdam Design Ireland Ltd	5 year lease from May 2024		May 2027	€15,000
4	253 sq m (2,725 sq ft)	Acorn Life Group	10 year lease from March 2018			€48,000
5	432 sq m (4,650 sq ft)	NeoDyne Ltd	10 year lease from August 2021	August 2026		€79,000



# DESCRIPTION

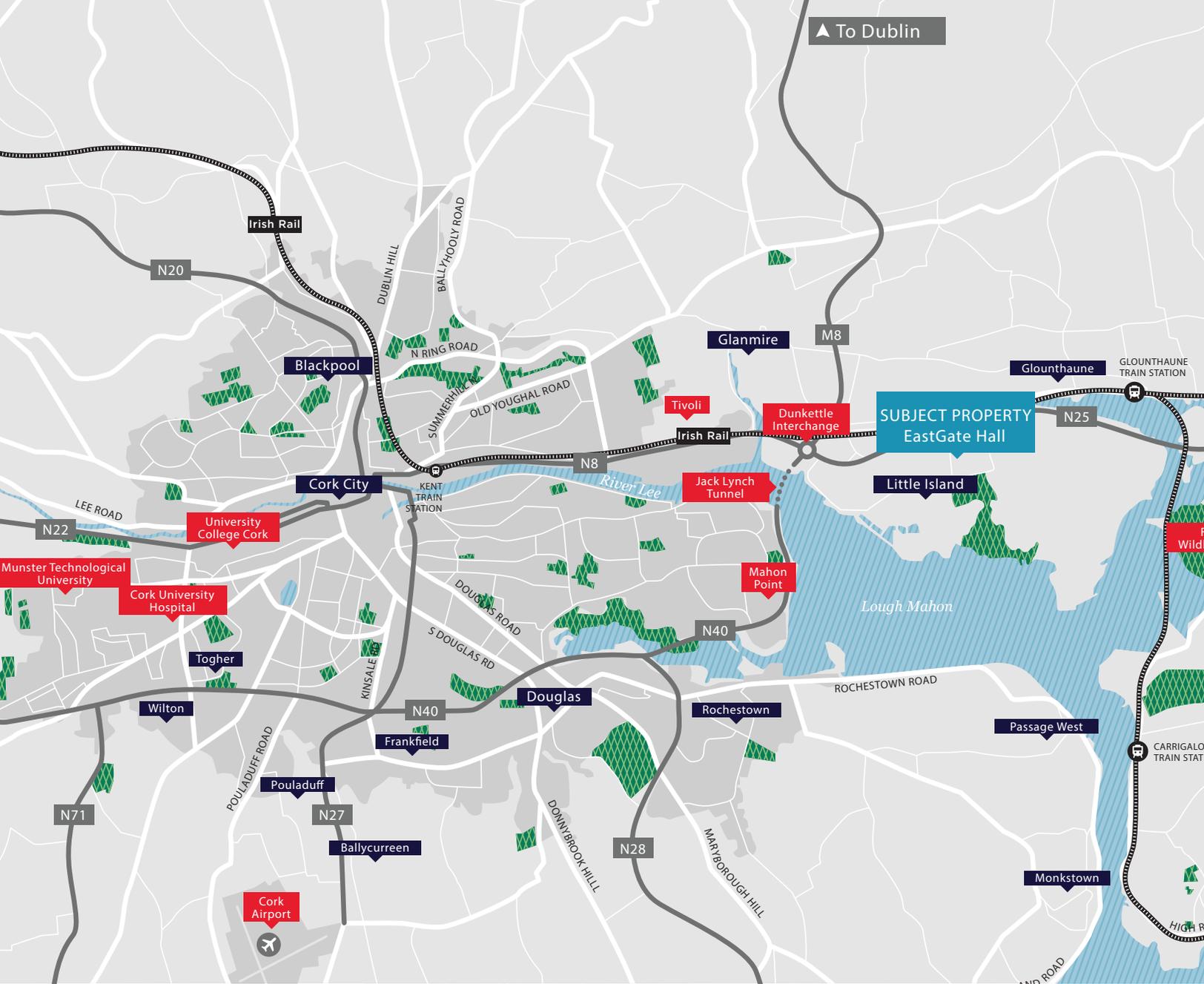
The entire of Eastgate Hall comprises a detached two storey building constructed c. 2003 and provides a café, childcare facility and an office unit at ground floor level together with two offices suites at first floor level – the crèche and café are not included in the sale as they are in third party ownership. The available property consists of units 1B, 4 & 5 within Eastgate Hall.

**1B** comprises a self-contained ground floor office suite fitted out to a high standard.

**Unit 4** is a first floor office suite comprising open place offices with boardroom, meeting and restroom facilities. It has a modern specification with carpeted floors, suspended ceiling, air conditioning, fluorescent lighting, plastered and painted walls and surface mounted cabling.

**Unit 5** is a first floor office suite which is been recently refurbished to an exceptionally high standard to include open plan office, private office and meeting rooms along with a staff canteen. The specification provided comprises air conditioning, suspended ceilings, LED lighting, surface mounted cabling and carpeted floors. Toilet facilities for all office suites in the common lobby at first floor level.





## CONTACT JOINT AGENTS

SEÁN HEALY  
 CUSHMAN & WAKEFIELD  
 M: +353 86 240 0153  
 E: sean.healy@cushwake.ie

MARGARET KELLEHER  
 COHALAN DOWNING  
 M: +353 87 251 7266  
 E: mkelleher@cohalandowning.ie

KILLIAN SPILLANE  
 CUSHMAN & WAKEFIELD  
 M: +353 87 3157836  
 E: killian.spillane@cushwake.ie

EDWARD HANAFIN  
 COHALAN DOWNING  
 M: +353 87 2218719  
 E: ehanafin@cohalandowning.ie

 **CUSHMAN & WAKEFIELD**  
 89/90 South Mall,  
 Cork, Ireland  
 T: +353 21 427 5454

 **Cohalan Downing**  
 14 South Mall,  
 Cork, Ireland  
 T: +353 21 427 7717



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