

**TO LET**

**Unit 8,  
Anchor Business Park,  
Courtstown,  
Little Island,  
Cork**



**STATE OF THE ART LOGISTICS / INDUSTRIAL FACILITY**





## PROPERTY HIGHLIGHTS

- State of the Art Industrial facility built to a Gold LEED standard extending to 11,055 sq m / 119,005 sq ft.
- Site of approximately 2.1 Ha / 5.2 acres.
- Contemporary professional design with tailored solution to individual requirements.
- Secure service yard with excellent circulation, surface parking, bicycle and EV point facilities.
- High Bay Design with a clear internal height of 14 meters and the benefit of 8 no. dock level doors and multiple surface roller doors.
- Cork's Premier Commercial and Industrial Location, close to N25, M8 and the Dunkettle Interchange, giving access to all other national road networks.
- Anchor Business Park is home to a strong line-up of international occupiers including PFH Technology Group, Kuehne + Nagel, Cpi Technology and Munters.

**QUALITY  
INDUSTRIAL  
WAREHOUSE  
FACILITY  
OPPORTUNITY IN  
CORK'S PREMIER  
COMMERCIAL  
AND INDUSTRIAL  
LOCATION**





## LOCATION & DESCRIPTION

Anchor Business Park is ideally located in Little Island, Cork's premier commercial and industrial location near to the Dunkettle Interchange which is the main traffic hub for the region giving motorway access to Dublin (M8), Waterford (N25), Port of Cork, Cork Airport, Cork's South Ring Road (N40 & N22) and the city itself.

The location is also serviced by light rail and bus services allowing good access for staff. There is a bus terminal within the park serving multiple locations. Anchor Business Park is home to a strong line-up of international occupiers including PFH Technology Group, Kuehne + Nagel, CPi Technology and Munters. Other companies in the vicinity including DB Schenker, Kuehne & Nagel, EZ Living, etc.

Anchor Business Park offers a best-in-class solution for companies' logistics, storage and manufacturing requirements.



## CONNECTIVITY



Surface  
Parking



Bicycle  
Spaces  
included



EV point  
facilities



Cork Airport  
15 KM



Next to  
Dunkettle  
Interchange &  
N25 Road



Cork City  
Centre  
10 KM



Train Station  
10 mins  
walk

ACCOMMODATION

The Warehouse is available to let on a single occupancy basis.

UNIT	WAREHOUSE	OFFICE	TOTAL
8	112,877 sq ft	6,128 sq ft	119,005 sq ft



FEATURES



Steel  
Frame  
Structure



Architectural  
Wall Cladding



Roof  
Lights



Gigabit  
Fibre  
Broadband



HGV  
Parking



General  
Parking



Generous  
Parking  
and EV  
Points



Ample  
No. Dock  
Levellers



Concrete  
Floors



3 Phase  
Power



High Eaves



Built to  
LEED  
Standards



Fully  
Serviced



Pedestrian  
Entrances



Bespoke  
Solutions



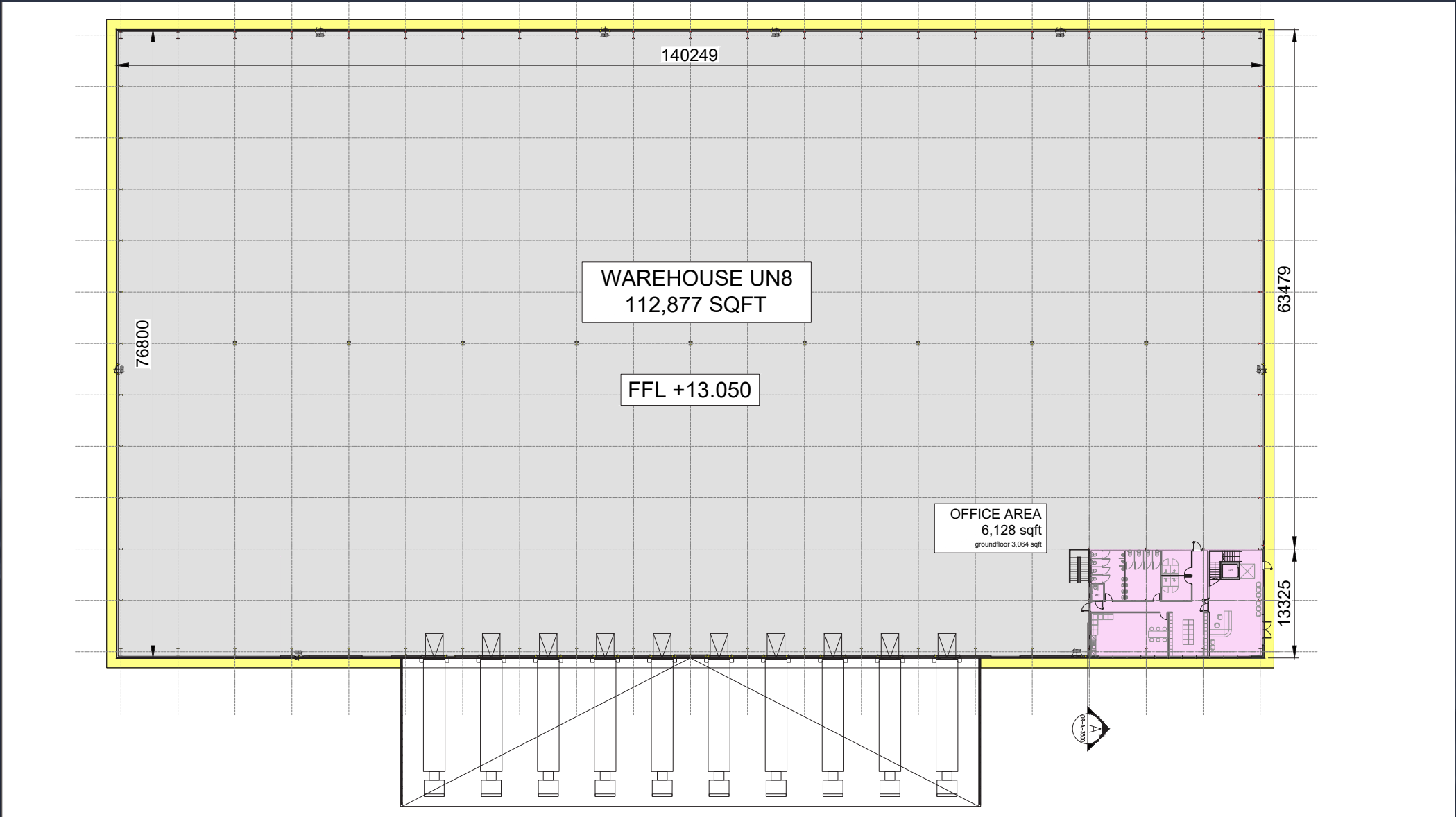
High  
Bay LED  
Lighting



LEASE TERMS

By Negotiation.

FLOOR PLAN



## VIEWINGS

Strictly by prior appointment with sole agents  
Cushman & Wakefield

## DEVELOPER

**BRIGHTLAND**

## CONTACT

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