

**BER A3**



## **TO LET UNIT 4**

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

**Unit 4 Anchor Business Park,  
Courtstown, Little Island, Cork**  
6,268m<sup>2</sup> / 67,467ft<sup>2</sup> on 4.31 acres



**ANCHOR  
BUSINESS PARK**



## HIGHLIGHTS

- **6,268m<sup>2</sup> / 67,467ft<sup>2</sup>**
- **Approx. 1.74 Ha / 4.31 Acre site**
- **Secure service yard with excellent circulation, surface parking and EV point facilities**
- **Contemporary professional design with tailored solution to individual requirements**
- **5 no. dock level doors and 2 no. surface roller doors**
- **High Bay Design with eaves height of circa 13 meters**
- **Cork's Premier Commercial Industrial location, close to N25, M8 and the Dunkettle Interchange, giving access to all other national road networks**

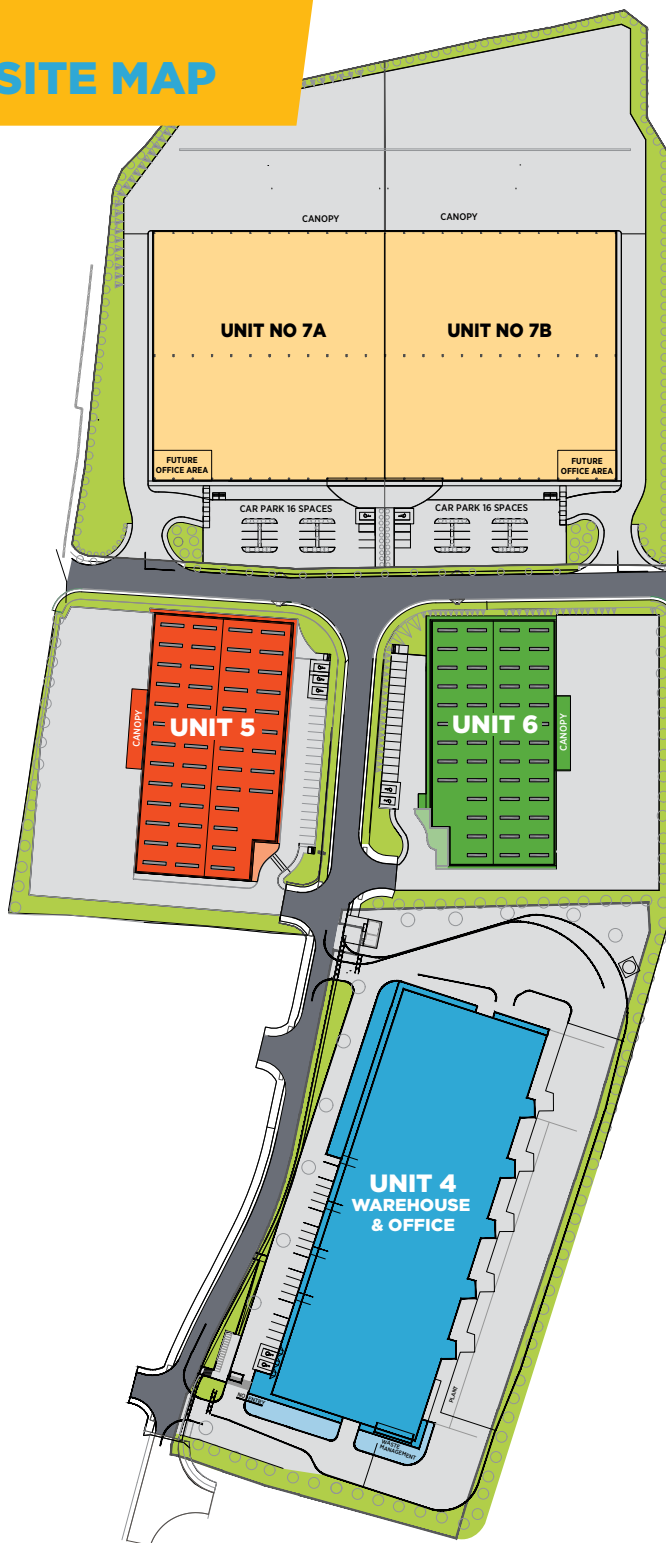


## LOCATION

Anchor Business Park is ideally located in Little Island, Cork's premier commercial and industrial location. The site has direct access 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 with 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.

## SITE MAP



### BUILDING FUNCTION

- Power 250kVA
- Gas Connection on site
- Telecoms Capacity for fibre connection
- Fibre Capacity for fibre connection
- Reinforced concrete floor



**ANCHOR**  
BUSINESS PARK

## FEATURES



Steel Frame Structure



Architectural Wall Cladding



Roof Lights



Gigabit Fibre Broadband



HGV Parking



General Parking



Generous Parking and EV Points



Ample No. of Dock Levellers



Concrete Floor



3 Phase Power



High Eaves



Built to LEED Standards



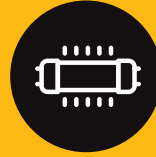
Fully serviced including Gas, Water and Electricity



Pedestrian Entrances



Bespoke Solutions for Individual Tenants



High Efficiency High Bay LED Lighting



## LEASE TERMS

By Negotiation

## VIEWING

Prior appointment with agent Cushman & Wakefield

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