



U3

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# WATERGRASSHILL BUSINESS PARK, CORK

PROPERTY SOLUTIONS FOR **MODERN  
WAREHOUSE REQUIREMENTS**



WATERGRASSHILL  
BUSINESS PARK

[www.watergrasshillbusinesspark.ie](http://www.watergrasshillbusinesspark.ie)

# LOCATION//

Watergrasshill Business Park is strategically located approx 20km north of Cork city, just off Junction 17 on the M8.



**The park is within a 15 minute drive of the suburbs of Cork city and the Dunkettle Interchange which connects with the Waterford N25, Jack Lynch Tunnel, Cork's South Ring Road network and Ringaskiddy Port.**

Watergrasshill Business Park is situated approx 15km south of Fermoy. It is an established business park with occupiers including RMD Kwikform Ireland Ltd., Prompto, Mervue Laboratories, HG Construction Ltd and Socomore. Watergrasshill Village, an expanding commuter location for Cork city, is closeby and it has a range of services and amenities.

Cork is Ireland's second largest city and is the second largest English speaking city in the EU. Cork County has a population in excess of 500,000. It is home to global market leaders in pharmaceutical, healthcare, information and communications technology, biotechnology, professional and international financial services. Many of the world's leading corporate occupiers are located in the Cork region including Apple, Amazon, Dell EMC, IBM, Pfizer, Glaxosmithkline, McAfee, Lilly, VM Ware, Boston Scientific, Stryker, Pepsi, Trend Micro and Gilead.

## LOCATION & CONNECTIVITY



-  M8 1.5KM
-  Dunkettle Interchange 16KM
-  N25 16KM
-  Cork City 20KM
-  Cork Airport 27KM
-  Ringaskiddy Deepwater Port 30KM
-  N20 45KM
-  Little Island 18KM
-  Dublin 239KM

# WATERGRASSHILL BUSINESS PARK

New detached high bay warehouse facilities for sale or lease

Unit.	SqM	SqFt
1	3,159.9	34,014
2	6,285.9	67,663
3	6,732.8	72,474
4	1,955.0	21,044





# UNIT 1

## DETACHED HIGH BAY WAREHOUSE/ INDUSTRIAL BUILDING



Approx 3,159.9 SqM  
(34,014 SqFt)



3 no.  
dock levellers



1 no. grade level  
loading doors



10m clear  
internal height



Total of 33 car  
spaces including  
6 no. EV points



HGV  
parking



Loading yard depth  
of up to 39.6m



Open plan warehouse,  
ready for occupier  
fit-out



10%  
roof lighting



High efficiency high  
bay LED lighting



Architectural external  
cladding panels with glazed  
curtain wall sections



Potential for a  
mezzanine floor



Broadband  
available



Built to NZEB  
standards (Nearly Zero  
Energy Building))



Site area of approx  
0.87 hectares  
(2.15 acres)





## UNIT 2

### DETACHED HIGH BAY WAREHOUSE/ INDUSTRIAL BUILDING



6,285.9 SqM  
(67,663 SqFt)



5 no.  
dock levellers



2 no. grade level  
loading doors



12m clear  
internal height



Total of 48 car  
spaces including 6  
no. EV points



HGV  
parking



Loading yard depth  
of up to 47.4m



Open plan warehouse,  
ready for occupier  
fit-out



10%  
roof lighting



High efficiency high  
bay LED lighting



Architectural external  
cladding panels with glazed  
curtain wall sections



Potential for a  
mezzanine floor



Broadband  
available



Built to NZEB  
standards (Nearly Zero  
Energy Building))



Site area of approx  
1.33 hectares  
(3.3 acres)





## UNIT 3

### DETACHED HIGH BAY WAREHOUSE/ INDUSTRIAL BUILDING



Approx 6,732.8 SqM  
(72,474 SqFt)



5 no.  
dock levellers



1 no. grade level  
loading doors



15m clear  
internal height



Total of 60 car  
spaces including  
6 no. EV points



HGV  
parking



Open plan warehouse,  
ready for occupier  
fit-out



10%  
roof lighting



High efficiency high  
bay LED lighting



Architectural external  
cladding panels with glazed  
curtain wall sections



Potential for a  
mezzanine floor



Broadband  
available



Built to NZEB  
standards (Nearly Zero  
Energy Building))



Site area of approx  
1.62 hectares  
(4 acres)





## UNIT 4

### DETACHED HIGH BAY WAREHOUSE/ INDUSTRIAL BUILDING



Approx 1,955 SqM  
(21,044 SqFt)



1 no.  
dock levellers



3 no. grade level  
loading doors



15m clear  
internal height



Total of 21 car  
spaces including  
6 no. EV points



HGV  
parking



Loading yard depth  
of up to 50m



Open plan warehouse,  
ready for occupier  
fit-out



10%  
roof lighting



High efficiency high  
bay LED lighting



Architectural external  
cladding panels with glazed  
curtain wall sections



Potential for a  
mezzanine floor



Broadband  
available



Built to NZEB  
standards (Nearly Zero  
Energy Building))



Site area of approx  
0.73 hectares  
(1.8 acres)





**WATERGRASSHILL**  
BUSINESS PARK



## FOR FURTHER INFORMATION CONTACT



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## PROFESSIONAL TEAM



### SOLICITOR

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### ARCHITECT

Edge Architecture



### CONSULTING CIVIL & STRUCTURAL ENGINEERS

MMOS Civil & Structural  
Consulting Engineers Ltd



### QUANTITY SURVEYOR

MMC Quantity  
Surveyors



### MECHANICAL ELECTRICAL & ENERGY CONSULTING ENGINEERS

Martin Buckley  
& Associates Ltd.

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.

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