

WAREHOUSE / COMMERCIAL UNIT,
305 HARBOUR POINT BUSINESS PARK, LITTLE ISLAND,
CORK



021-427 5079

- Approx. 248.2 sqm (2,672 sqft).
- Modern refurbished mid terraced office block with warehouse.
- Extensive surface car parking to the front and good circulation and loading areas to the rear.
- Neighbouring occupiers include DB Schenker, EZ Living, Hairy Baby Clothing and Woodland Print & Design.
- High profile location within Harbour Point Business Park with convenient access to the Cork/Waterford N25, Dublin M8, Jack Lynch Tunnel and all main routes.



LOCATION

The property is centrally situated in Harbour Point Business Park, Little Island approximately 8km east of Cork city centre. Little Island is served by an excellent road infrastructure providing easy access to the city centre, airport, Waterford N25, Dublin M8 and the South Ring road network. Harbour Point is a large mixed use development of offices and showrooms. Little Island has become Cork's premier industrial/commercial location.

THE PROPERTY

The property comprises a modern mid terraced warehouse with two storey office block and extensive glazing on the front elevation. The property has been recently refurbished to include a ground and first floor office block. The internal headroom to eaves is approximately 6m and there is excellent loading access with a sectional 4m high loading door to the rear. There is extensive surface car parking to the front together with a loading and circulation area to the rear.

SERVICES

All main services are connected.

PRICE

€220,000.

ACCOMMODATION

Floor	Description	Sqm	Sqft
Ground	Office	83.2	896
	Warehouse	81.8	880
First	Office	83.2	896
	Total	248.2	2,672

BER INFORMATION

BER: G.

BER No: 800203978.

EPI: 8068.48 kWh/m²/yr.

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

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