

601 & 602 HARBOUR POINT BUSINESS PARK, LITTLE ISLAND, CO CORK.



021-427 5079

- Approx. 90.5 sqm (974 sqft) 181 sqm (1,948 sqft).
- Modern end of terrace commercial unit.
- Suit a variety of uses including office, showroom and light industrial.
- Neighbouring occupiers include EZ Living, O'Mara Medical, Tidek Global Logistics, Stalwart Security, Foot Solutions, Bean Brownie Co. and in Touch Control Systems.
- 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.



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LOCATION

The property is 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 properties comprise a modern end/mid-terrace commercial premises. The units are highly insulated and finished with extensive glazing and sliding folding loading doors to the front.

The properties are interconnecting at ground and first floors and are laid out for office use. The properties are suitable for a variety of uses including office, showroom and light industrial.

The properties are available to let as one or on an individual basis.

ACCOMMODATION

Unit 601

Floor	Description	Sqm	Sqft
Ground	Reception, Canteen & Toilets	58.9	634
Mezzanine	Open Plan	31.6	340
	Total	90.5	974

Unit 602

Floor	Description	Sqm	Sqft
Ground	2 No. Open Plan Areas	58.9	634
Mezzanine	Open Plan	31.6	340
	Total	90.5	974

SERVICES

All main services are connected.

LEASE

New lease available.

BER INFORMATION

BER: C3.

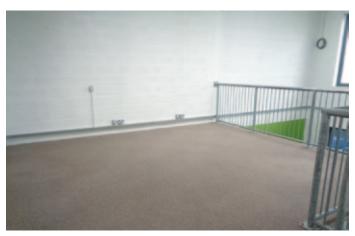
BER No: 800237711. EPI: 329.01 kWh/m²/yr.

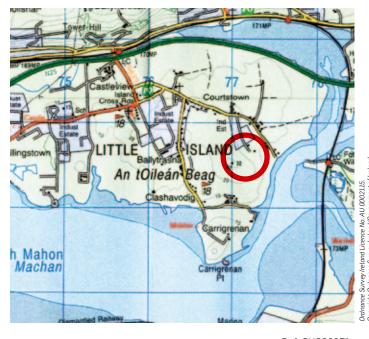
FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

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Ref: CKC36971

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