

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

BER C3



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.



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.

CORK OFFICE

1 South Mall, T12 CCN3, Cork.
Tel: +353 21 427 5079
Fax: +353 1 638 2706
Email: cork@lisney.com

OTHER OFFICES

St. Stephen's Green House, Earlsfort Terrace, D02 PH42, Dublin 2.
Tel: +353 1 638 2700 Fax: +353 1 638 2706 Email: dublin@lisney.com
1st Floor, Montgomery House, 29-33 Montgomery Street, Belfast, BT1 4NX.
Tel: +44 2890 501 501 Fax: +44 2890 501 505 Email: property@lisney-belfast.com

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:

David McCarthy 021-427 5079 dmccarthy@lisney.com

Mark Kennedy 021-427 5079 mkennedy@lisney.com



Ref: CKC36971

Lisney for themselves and the Vendor/Lessor whose Agents they are give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 3. The particulars, various plans, photographs, dimensions, references to condition and permissions for use and occupation are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending Purchasers or Tenants shall satisfy themselves by inspection or otherwise as to correctness of each of them. No omission, accidental error or misdescription shall be ground for a claim for compensation nor for the rescission of the contract by either the Vendor/Lessor or the Purchaser/Tenant. 4. Neither the Vendor/Lessor nor Lisney nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property. 5. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.

