

COMMERCIAL INVESTMENT OPPORTUNITY  
605 HARBOUR POINT BUSINESS PARK,  
LITTLE ISLAND, CO. CORK  
(TENANT NOT AFFECTED)



021-427 5079

- Approx. 90.5 sqm (974 sqft).
- Office premises forming part of a modern commercial development.
- Occupied by World Wide Sires at a rent of €6,600 per annum exclusive.
- Good reversionary potential.
- Neighbouring occupiers include DSV Air & Sea, Foot Solutions, In Touch Control Systems, SIS Services and TLI Group.
- Strategic location with convenient access to the N25 Cork/Waterford Road with easy access to the Dublin M8 and to the South Ring Road via the Jack Lynch Tunnel.





## LOCATION

The property is situated in Harbour Point Business Park, Little Island approximately 8 km 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, showrooms and warehouses. Little Island has become Cork's premier industrial/commercial location.

## DESCRIPTION

The property comprises a modern mid-terrace two storey commercial premises. The property is laid out internally with reception area and office, canteen and toilet facilities on the ground floor and open plan office on the first floor.

## ACCOMMODATION

Floor	Description	Sqm	Sqft
Ground	Reception & Office	58.9	634
Mezzanine	Office	31.6	340
	<b>Total</b>	<b>90.5</b>	<b>974</b>

## TENANCY

The property is occupied by World Wide Sires on a five year lease from 14th July 2014 at a current rent of €6,600 per annum exclusive plus vat.

World Wide Sires (WWS) is a leading cattle genetics marketing organisation founded in California in 1971 and delivers genetics to over 80 countries worldwide.

## GUIDE SALE PRICE

€75,000 plus VAT.

## BER INFORMATION

BER: C3.

BER No: 800237638.

EPI: 267.18 kWh/m<sup>2</sup>/yr.

## FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

Mark Kennedy	021-427 5079	mkenney@lisney.com
David McCarthy	021-427 5079	dmccarthy@lisney.com



## CORK

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

## DUBLIN

St. Stephen's Green House,  
Earlsfort Terrace,  
Dublin 2, D02 PH42  
Tel: +353 1 638 2700  
Email: dublin@lisney.com

## BELFAST

Montgomery House,  
29-33 Montgomery Street,  
Belfast, BT1 4NX  
Tel: +44 2890 501 501  
Email: belfast@lisney.com

## LONDON

33 Cavendish Square,  
Marylebone,  
London, W1G 0PW, UK  
Tel: +44 (0)203 714 9055  
Email: london@lisney.com

Ref: CKC40537

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 made without responsibility on the part of the Agents or the Vendor/Lessor and none of the 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. PSRA No. 001848.

