

LIGHT INDUSTRIAL/COMMERCIAL UNIT,
302 HARBOUR POINT BUSINESS PARK,
LITTLE ISLAND, CORK

BER C2



021-427 5079

- Approx. 210.3 sqm (2,264 sqft)
- Modern mid terraced warehouse incorporating modern office/service block
- 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, showrooms and warehouses. Little Island has become Cork's premier industrial/commercial location.

THE PROPERTY

The property comprises a modern mid terraced light industrial/commercial unit incorporating a two storey office/service block with attractive glazing to the front elevation and warehouse area to the rear. The internal headroom to eaves is approximately 6.5m and there is excellent loading access with a sectional 4m high automatic 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 including three phase power, CAT 5 cabling, intruder alarm and fire detective system with fire alarm panel.

LEASE

New lease available.

ACCOMMODATION

Floor	Description	Sqm	Sqft
Ground	Warehouse, office, comms room and ladies and gents toilet block.	164.9	1,775
First	Office	45.4	489
Total		210.3	2,264

RENT

€20,000 p.a exclusive plus VAT (if applicable)

BER INFORMATION

BER: C2

BER No: 800652505.

EPI: 639.32 kWh/m²/yr.

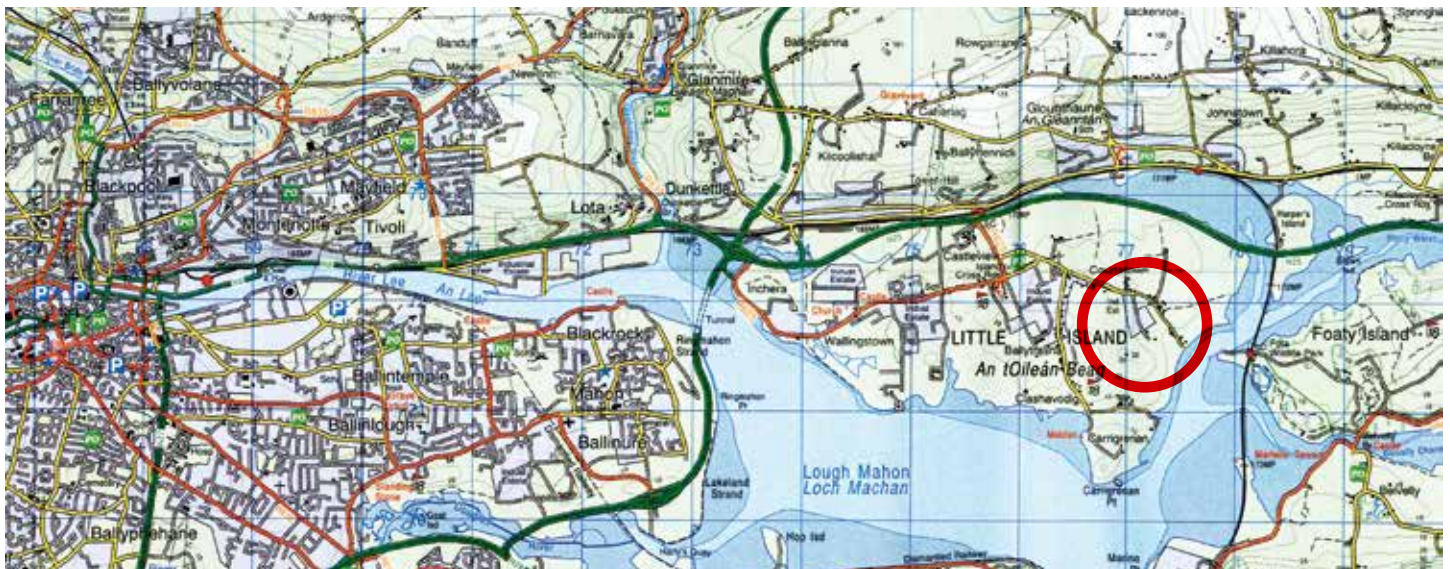
FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

Mark Kennedy 021-427 5079 mkennedy@lisney.com

Edward Hanafin 021-427 5079 ehanafin@lisney.com



CORK OFFICE

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

OTHER OFFICES

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

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.

