

OFFICE INVESTMENT (TENANTS NOT AFFECTED)

UNIT 1, JOYCE HOUSE, BARRACK SQUARE, BALLINCOLLIG, CORK

BER C2



021-427 5079

- Modern office premises, part of ground floor of Joyce House
- Approx. net internal floor area 228.7 sqm (2,461 sqft)
- Fully let, current total rental income €42,700 per annum
- 12 car park spaces
- Well located in Ballincollig town centre, in the Barrack Square office campus



LOCATION

The property is centrally situated in Ballincollig town centre on the southern side of the Barrack Square office campus. It is located just north of the Main Street and is close to a range of local services including retail units, cafes and restaurants. Neighbouring occupiers in Barrack Square include VM Ware, eSentire, Foley Turnbull Solicitors, O'Connor Pyne & Co and McCutcheon Halley.

Ballincollig is an attractive satellite town for Cork city and it is home to Dell EMC's large facility where approx. 3,000 employees are based at their 50 acre campus. It is situated approx. 10km west of Cork city and it has a population of 18,621 (Census 2016).

DESCRIPTION

The property comprises an office unit contained partly in the lower ground floor of a detached period building and ground floor of a modern three storey purpose built office building. There is access from Barrack Square and High Street. There is a central landscaped courtyard between the original and modern building. Internally the property is fitted to a good standard with private offices, meeting rooms, open plan areas, kitchen, tea station and toilets. The offices in the modern part of the building are finished internally with raised access floors with carpet floor coverings and suspended acoustic tile ceilings incorporating lighting and air conditioning.

TITLE

Long leasehold title.

GUIDE SALE PRICE

€450,000 plus vat.

TENANCY SCHEDULE

Tenant	Use	Sqft	Lease Term	Rent pa
Kenny Whelan & Associates	Offices Kitchen	1,236 61	5 years from 1/9/14	€22,500
DOB Construction Ltd	Offices	825	New 5 year lease	€15,000
Martin O'Brien	Office	84	1 year from 30/04/18	€2,600
Enda O'Shea	Office	88	1 year from 30/4/18	€2,600
Shared	Meeting Room	132		
Shared	Tea Station	35		
Total		2,461		€42,700

*Total approx. gross internal floor area 350.9 sq m (3,293 sq ft).

BER INFORMATION

BER: C2.

BER No: 800153892.

EPI: 393.52 kWh/m²/yr.

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole selling agent Lisney.

For further information please contact:

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