

COMMERCIAL UNIT**UNIT 12 BARRYS COURT BUSINESS PARK,
CARRIGTWOHILL, CORK****021-427 5079**

- Approx. 175.8 sqm (1,892 sqft).
- Mid terrace two storey office unit
- Neighbouring occupiers include Cork Autism Centre, Grow Nation, Scientific & Chemical Supplies, V Mobile, Insteco, General Electrical Alarms, Airwave Internet and Eonvia Computer & Repair Solutions.
- Located in an established and secure business park adjoining the Cork/Waterford N25 and is convenient to the Dublin M8, Jack Lynch Tunnel and all main routes.



LOCATION

The property is situated in Barryscourt Business Park to the south of Carrigtwohill town centre and just north of the Cork/Waterford road network. Access to the property is directly opposite the Junction 4 exit from the N25.

Carrigtwohill is situated approximately 16km east of Cork city and 5km west of Midleton on the main N25 Cork to Waterford Road, there is convenient access to the M8 Dublin Road and the South Ring Road network via the Jack Lynch Tunnel providing access to Cork Airport and Cork's southern and western suburbs. Carrigtwohill has a train station on the Cork/Midleton commuter railway line with numerous services daily.

DESCRIPTION

The property comprises a mid-terrace former light industrial unit which has been converted to a two storey office.

The building is constructed on a steel portal frame with concrete block walls with red brick external finish, pvc double glazed windows and doors, pitched insulated metal deck roof incorporating roof lights, concrete ground floor and timber upper floor.

The ground floor is laid out with reception, open plan office, 2 no. private offices and ladies and gents toilets. The first floor comprises an open plan office and 2 no.private offices. The offices are finished with carpet floor coverings, plastered and painted walls and spot and fluorescent tube lighting.

SERVICES

All main services are connected including a fire detection system.

GUIDE SALE PRICE

€85,000 plus VAT (if applicable)

ACCOMODATION

Floor	Description	Sqm	Sqft
Ground	Reception, boardroom, open plan office, comms/stationery room and w/c.	87.9	946
First	2 no. offices and open plan office.	87.9	946
Approx Total		175.8	1,892

BER INFORMATION

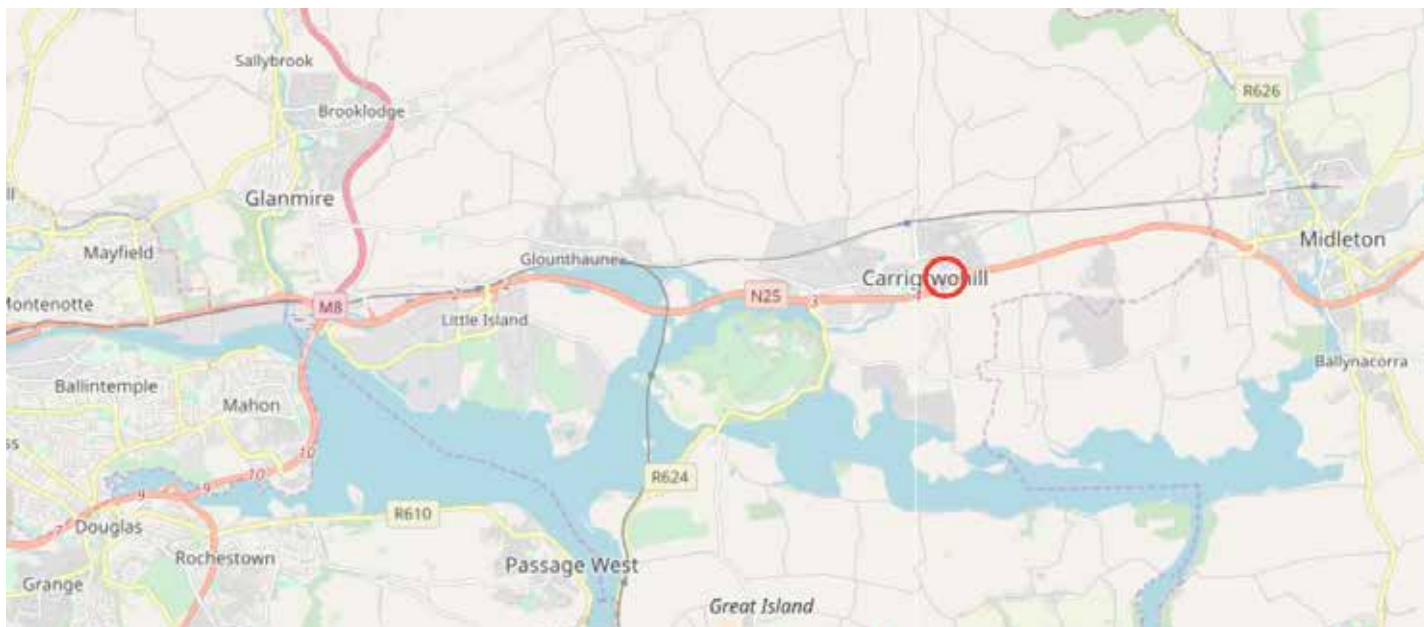
BER: C3
 BER No: 800672347.
 EPI: 483.2 kWh/m²/yr.

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole selling agent Lisney.

For further information please contact:

Mark Kennedy 021 427 5079 mkennedy@lisney.com
 Edward Hanafin 021-427 5079 ehanafin@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

91 Wimpole Street
 London
 W1G 0EF, UK
 Tel: +44 (0)203 871 2514
 Email: london@lisney.com

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