

201/202 HARBOUR POINT BUSINESS PARK, LITTLE ISLAND, CORK, T45 KC52



021-427 5079

- 438 sqm (4,714 sqft) plus mezzanine floor of 143 sqm (1,543 sqft)
- Modern end of terrace light industrial/ warehouse unit with two storey office / service block to the front
- 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, Higgins & Co. Catering Solutions and Woodland Printing & Signage.
- Harbour Point Business Park has easy access to the Cork/Waterford N25, Dublin M8, Jack Lynch Tunnel which connects with the South Ring Road and all main routes.



LOCATION

The property is situated approx. 9km east of Cork city centre on the south eastern corner of Little Island, to the south of the Cork/Waterford N25 road and approx. 4km from the Jack Lynch Tunnel and Dunkettle Interchange. Little Island is an established industrial and commercial location that is within easy reach of Cork city, Waterford N25 and Dublin M8 roads over a well developed road infrastructure.

DESCRIPTION

The property comprises an end of terrace commercial/light industrial unit with a two storey office/service block to the front and a part rear mezzanine floor. The building is constructed on a steel portal frame with concrete block and metal clad walls, pitched insulated metal deck roof incorporating roof lights, concrete ground floor and timber upper floor. There is extensive full height glazing on the front elevation. Loading access is provided by means of two up and over sectional loading doors to the rear and the eaves height in the warehouse area is approx. 6.5m with headroom of approx. 2.5m underneath the mezzanine floor. The ground floor of the two storey office/service block is laid out with a showroom, office, canteen and ladies and gents toilets and the first floor is laid out with an office.

BER INFORMATION

BER: C2
 BER No. 800672206
 E.P.I.: 326.11 kWh/m2/yr

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.
 For further information please contact:

| | | |
|-------------|--------------|---------------------|
| Ed Hanafin | 021-427 5079 | ehanafin@lisney.com |
| Joe Linehan | 021-427 5079 | jlinehan@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

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.

