

# UNIT 1A EAST LINK BUSINESS PARK CARRIGTWOHILL, CORK T45 Y381

BER C1



021-427 5079

- Own Door Office with Parking
- End of terrace corner commercial premises laid out as a two storey office block with a small workshop element on the ground floor.
- Approx. 510 sqm (5,490 sqft).
- Secure site with designated parking for approx. 17 cars.
- Fitted to a high standard and suited to immediate occupation.
- Located in an established commercial park in Carrigtwohill with easy access from the Cork/Waterford N25 and convenient to a range of local amenities



**LOCATION**

The subject property is situated in Eastlink Business Park, an established commercial park south of Carrigtwohill town centre and just off the Cork/Waterford N25 road. Access to the property is conveniently situated directly opposite 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 an end of terrace corner commercial premises and is mainly laid out as a two storey office block with a small workshop element on the ground floor. Internally the ground floor is laid out with a reception area, meeting room, three offices, two toilets, store and workshop. The first floor is laid out with waiting area, store, two toilets, open plan office area, five private offices, and a canteen.

There are approx. 17 no. designated car parking spaces to the front and side of the property. The site is enclosed with fencing and there are double entrance gates to the front. The property is fitted to a high standard and suited to immediate occupation.

**ACCOMMODATION**

Floor	Description	Sqm.	Sqft
Ground	Reception area, meeting room, 3 no. offices, ladies & gents toilets, store and workshop.	280	3,014
First	Waiting area, store, ladies & gents toilets, open plan office area, five cellular offices, and a canteen.	230	2,746
	<b>Total</b>	<b>510</b>	<b>5,490</b>

**GUIDE SALE PRICE**

€450,000 plus vat if applicable.

**BER**

Rating: C1

BER No.800I39024

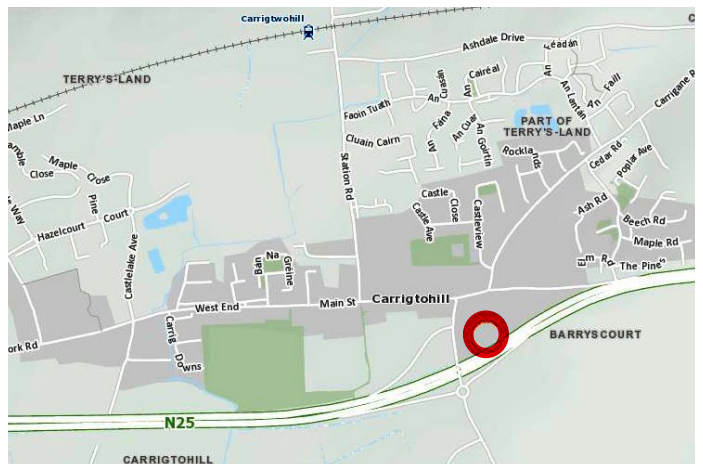
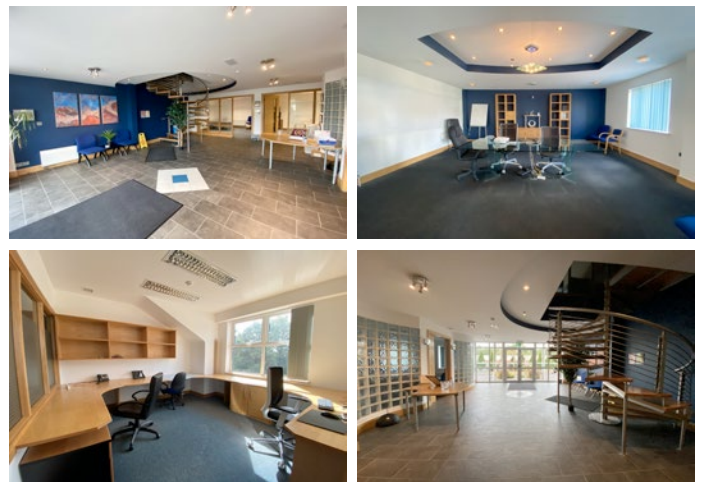
EPI No.271.89 kWh.m2/yr

**FURTHER INFORMATION / VIEWING**

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

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