





- Located in the successful and high quality environment of the Blackpool Business & Retail Park.
- Fully fitted office.
- Car parking available/
- Guide Price - 2A - €361,000 2B - €334,000 - 2A/2B €695,000.
- Available for sale or to let.



Location

Located just off the N20, the property is situated approx. 2.5km north of Cork City centre. The office suite is within The Atrium building which forms part of the successful Blackpool Business and Retail Park. Blackpool is the premier business destination on the northern side of Cork City. The Business Park comprises a major development of high specification third generation offices. The main entrance to the building is from the property's north eastern end through a bright glazed entrance leading to an impressive atrium, the full building height.

Neighbouring office occupiers within the subject property include AIB, Garda Síochána na Ombudsman Comission and

Blizzard, a gaming support centre company. Some of the main retailers in the park include Woodies DIY, Next Home, Aldi, Argos, Boots, Costa Coffee and Life Style Sport as well as Blackpool Reel Picture Cinema and Dennehy's Health & Fitness Club. The adjacent Blackpool Shopping Centre comprises multiple retailers, with Dunnes anchoring the centre with just over 6,800 sqm of retail space. The location offers employees a superb working environment convenient to all amenities as well as being in close proximity to the Mallow/Limerick N20 Routes. Blackpool is one of Cork's oldest inner city suburbs and is seen as a gateway entrance into the city given its key location on one of the primary access routes into Cork.





Fully Air Conditioned



Raised access floors
(wired for power and
data)



Suspended ceilings with
recessed light fittings



Board Room



Reception



Kitchenette/Canteen



Meeting Room x 2



Offices x 3



Cat 5e cabling



Modular/flexible
layout



Swipe card access,
Intruder Alarms,
CCTV, Recording



Gents & Ladies
Toilets



16 car parking
spaces



Dedicated
on-Site Generator
(100KVA)



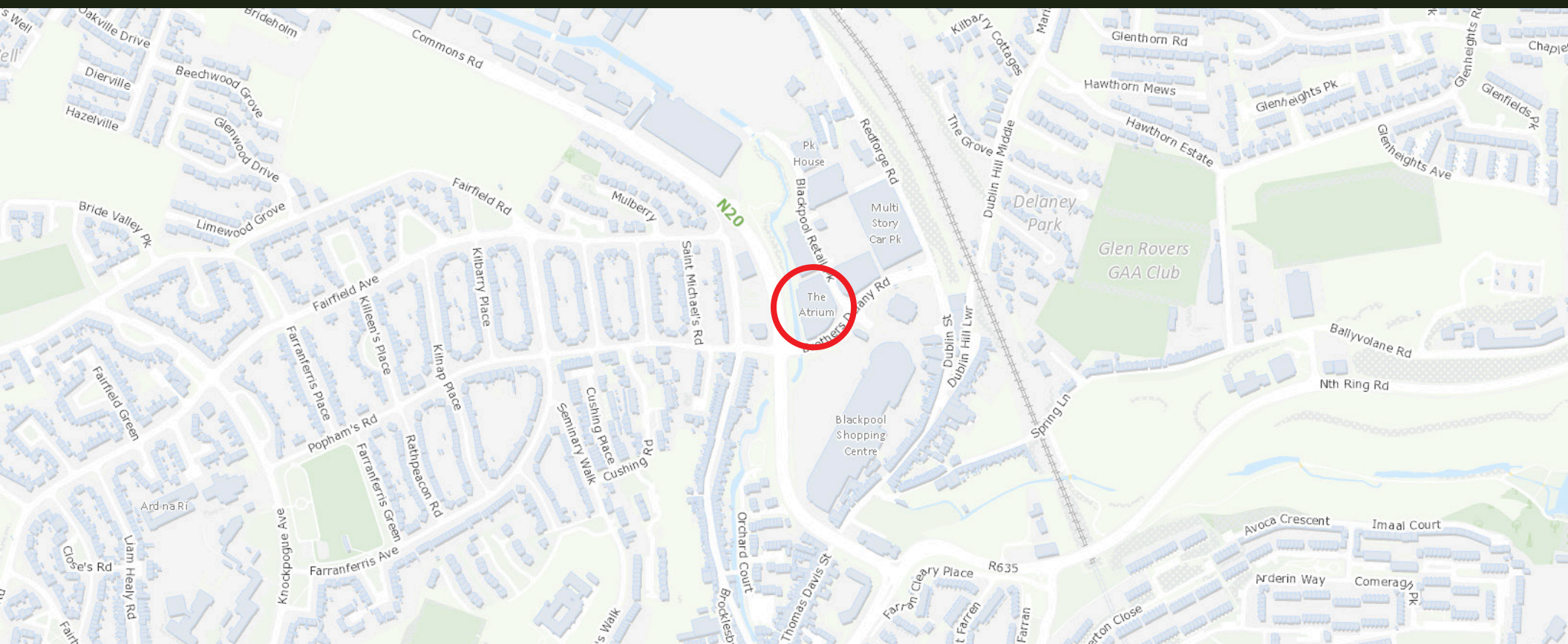
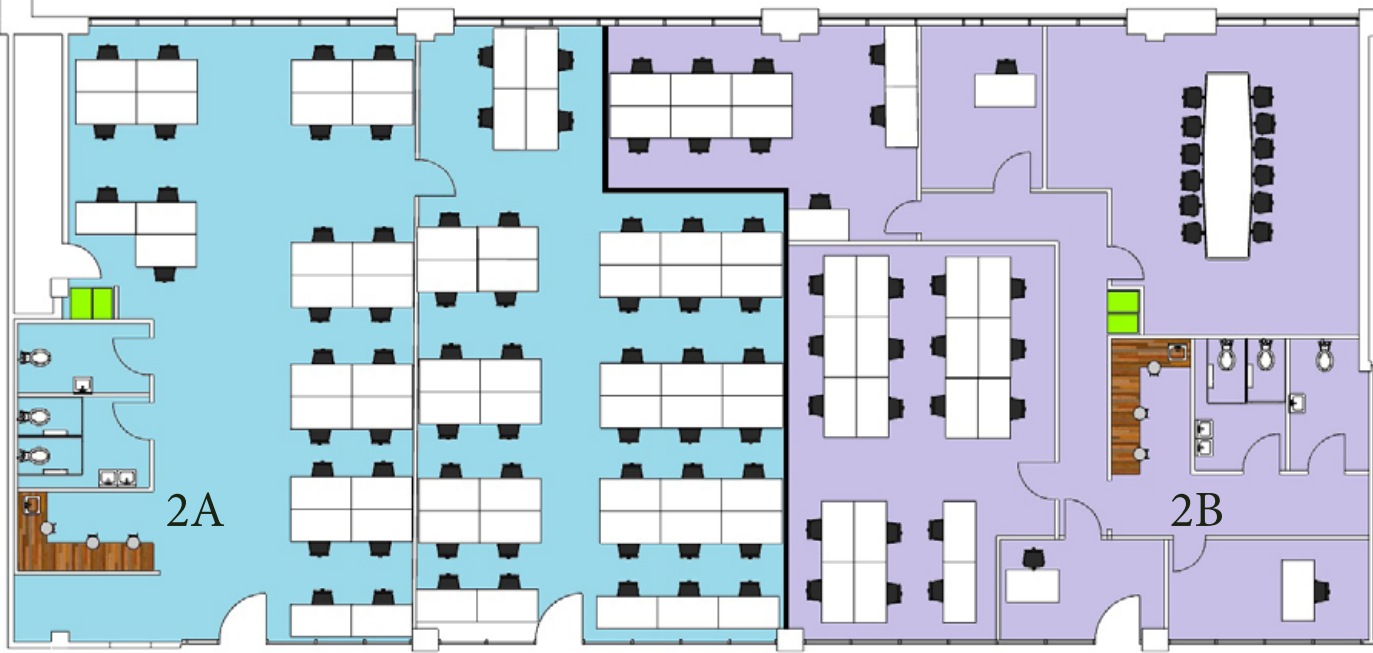
ACCOMMODATION

Unit	Floor	Description	Sqm	Sqft
2A	Second	Office Accommodation	260	2,797
2B	Second	Office Accommodation	237	2,549
Total			497	5,346

DESCRIPTION

The property comprises modern third generation adjacent office suites on the second floor of The Atrium Building, which are available in one or two individual units. Internally the offices are laid out to a high standard with attractive reception area, a series of meeting rooms, open plan office areas, a boardroom, IT/ Comms room with a fully fitted canteen area and toilets. Communal areas including lift lobbies and circulation area's presented in a very modern way with the benefit of superb natural lighting filling the communal atrium area. Total floor area extends to approx. 497 sqm (5,346 sqft).





TITLE

Title to the property is held by Freehold Title.

SERVICE CHARGES PER ANNUM. CURRENT

2A - €6,725

2B - €6,208

2A/2B - €12,933

GUIDE SALE PRICE

2A - €361,000

2B - €334,000

2A/2B - €695,000

BER INFORMATION

BER: D1

BER No. 800764094

EPI: 306.71 (kWh/m²/yr)

RENT

On application.

SOLICITOR

Ronan Daly Jermyn,

2 Park Place | City Gate Park,

Mahon Point | Cork.

VIEWING

Strictly by appointment through the sole selling agents Lisney.

For Further Information, please contact:

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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.

2A The
2B Atrium

Blackpool Business &
Retail Park, Cork