



1101 – 1103 EURO BUSINESS PARK,
LITTLE ISLAND, CORK

FOR SALE BY PRIVATE TREATY (TENANTS NOT AFFECTED)

OFFICE & WAREHOUSE INVESTMENT OPPORTUNITY



ASPIRA
EGLAS
ubb

ASPIRA

UBB



DETACHED THREE STOREY
OFFICE BUILDING (UNIT 1102)
TOGETHER WITH AN OFFICE AND
WAREHOUSE BUILDING (UNITS
1101 AND 1103)



HIGH PROFILE LOCATION IN EURO
BUSINESS PARK, LITTLE ISLAND,
JUST OFF THE N25 AND APPROX.
8KM EAST OF CORK CITY CENTRE



HIGH SPECIFICATION BUILDINGS,
OFFICES HAVE RAISED ACCESS
FLOORS, AIR CONDITIONING,
EXTENSIVE FLOOR TO CEILING
GLAZING AND LIFT ACCESS TO ALL
FLOORS



TENANTS INCLUDE EOLAS
INTERNATIONAL, CHUBB
IRELAND LTD, INTERACTIVE
OFFICE INTERIORS, TRACO
POWER SOLUTIONS, H & MV
ENGINEERING AND COMPUCAL
CALIBRATION SOLUTIONS



SITE OF APPROX. 0.51 HECTARES
(1.26 ACRES) WITH 89 SURFACE
CAR SPACES



CURRENT TOTAL RENTAL INCOME
OF €286,527 PER ANNUM

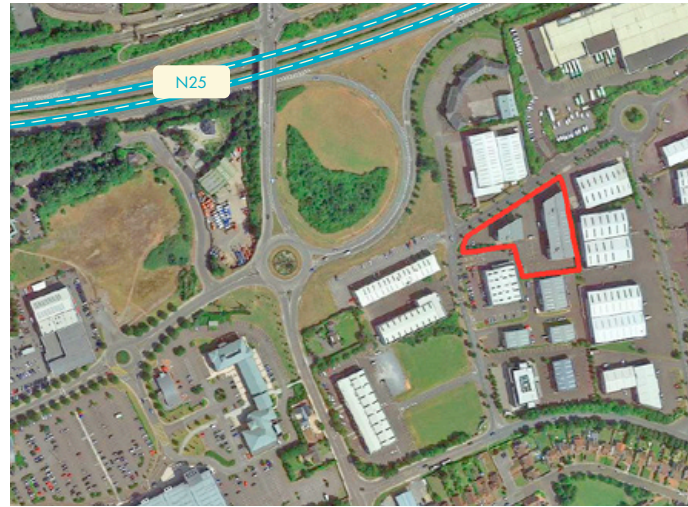


100% OCCUPANCY



LOCATION

The property is centrally situated in Euro Business Park, an established mixed business park development adjoining the Cork/ Waterford N25 Road at the entrance to Little Island and approx. 8km east of Cork city centre. It is located approx. 3km east of the Dunkettle Interchange which connects with the Dublin M8 and via the Jack Lynch Tunnel with the South Ring Road network. Euro Business Park is within easy commuting distance of Cork city over a well developed road infrastructure and there is a regular commuter train service to the nearby Little Island train station. Nearby occupiers in Euro Business Park include Jones Engineering, An Post, BAM, John Paul Construction, Chris Mee Group and NCT Centre. Cork city is the second largest city in the Republic of Ireland with a population in the city of approx. 220,000. Cork is home to global market leaders in pharmaceuticals, healthcare, information and communications technology, biotechnology, professional and international financial services.



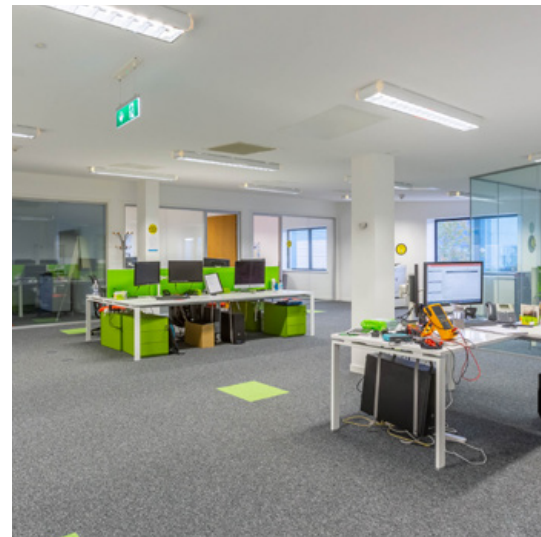
ASSET OVERVIEW

The property comprises a detached three storey office building (Unit 1102) together with an office and warehouse building (Units 1101 and 1103) on a site of 0.51 hectares (1.26 acres). The buildings were constructed in 2007/2008 to a high specification. The main office areas are finished with raised access floors, air conditioning, extensive floor to ceiling glazing and there is lift access to all floors. The two warehouse areas have generous eaves height of approx. 8m and loading access is provided by means of sectional loading doors.

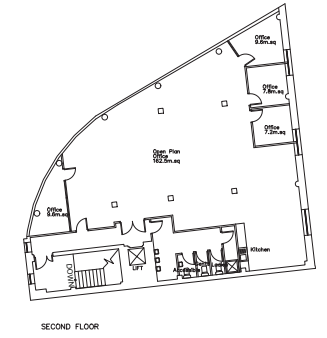
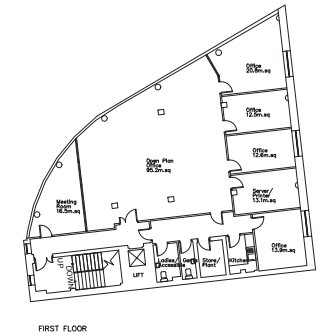
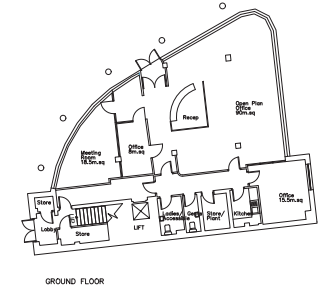
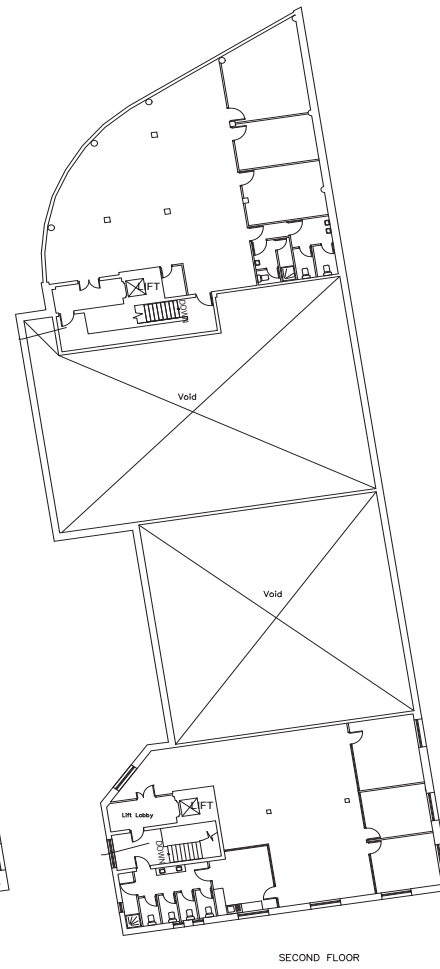
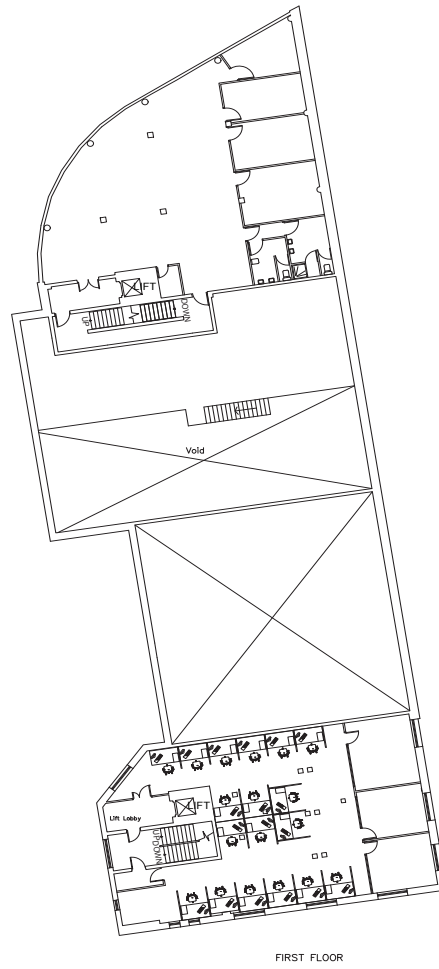
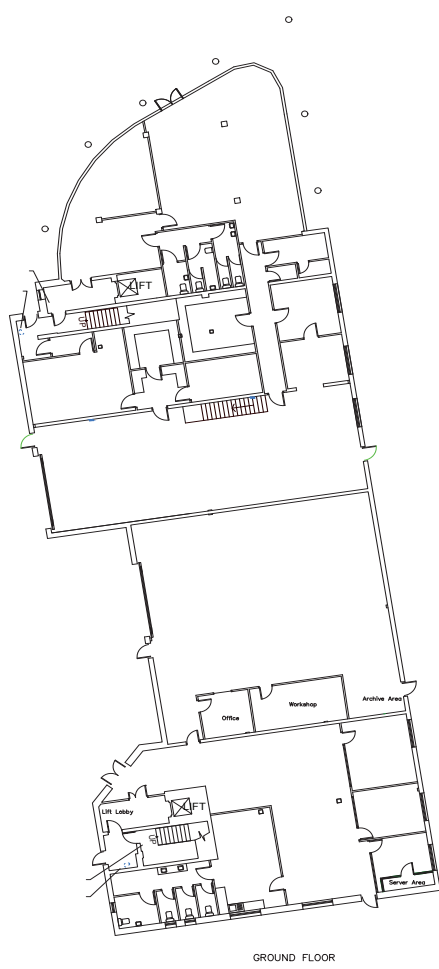
The office block, Unit 1102, has three tenants one on each floor. Each floor is laid out with an open plan office area, private offices, kitchen and ladies and gents toilets.

Eolas International occupy the entire of Unit 1101 which comprises a three storey office block with adjoining warehouse. The office block is laid out with open plan offices, private offices, meeting rooms and lab and there are ladies and gents toilets on each level. Chubb Ireland Ltd occupy the majority of Unit 1103 which comprises a three storey office block with adjoining warehouse. The office accommodation is mainly open plan with some private offices or meeting rooms.

There are 89 on site surface car spaces.



FLOOR PLANS



Units 1101 and 1103

Unit 1102



TENANCY SCHEDULE

Unit No	Tenant	Floor	Description	Approx Sqft	Lease Term	Commencement Date	Rent Review	Break Option	BO Penalty	Rent Free	Lease Expiry Date	Rent Per Annum
1102	Interactive Interior Office Furniture Ltd	Ground	Office	1,786	5 years	01/06/2021	N/A	Year 3	3 months rent	1 mth in yr 4	31/05/2026	€28,576
1102	Traco Power Solutions Ltd	First	Office	2,368	5 years	20/05/2021	N/A	Year 3	3 months rent	1 mth in yr 4	19/05/2026	€37,888
1102	H & MV Engineering Ltd	Second	Office	2,368	5 years	17/05/2021	N/A	Year 3	3 months rent	1 mth in yr 4	16/05/2026	€37,888
1101	Eolas International	Grd, 1st 2nd	Office	6,394								
		Ground	Warehouse	2,800	10 years	New lease to commence on the closing date of the sale	Year 5	Year 5	N/A	N/A	TBC	€96,000
1103	Chubb Ireland Ltd	Grd, 1st	Office	4,348	10 years	27/04/2018	Year 5	Year 5	N/A	N/A	26/04/2028	€58,056*
			Warehouse	2,423								
1103	CompuCal Calibration Solutions Ltd	Second	Office	2,174	4 yrs 11 mths	01/08/2018	N/A	N/A	N/A	N/A	30/06/2023	€28,119
	TOTAL			24,661								€286,527

*Increase to €60,131 pa in year 5



KRAVAN
KRAVAN Limited
Tel: 01273 835000
www.kravan.co.uk

Warning sign: High Voltage (Yellow triangle with lightning bolt)



Title

Long leasehold

Solicitor

Kelly & Co., 34 Ashe Street, Tralee, Co. Kerry.

BER Information

BER Rating **BER C1 D1**

BER Certificates are available on request.

Eircodes

T45 YK45, T45 XK71, T45 DD88, T45 YK25, T45 W299

Guide Sale Price

€3,500,000 plus vat.

Further Information / Viewing

Strictly by appointment with the sole selling agent Lisney.

For further information please contact:

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