

FOR SALE/ TO LET

**207 Harbour Point Business Park
Little Island, Co. Cork, T45 AC66**

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ABOUT THE PROPERTY

Approx. 307 sqm (3,302 sqft)

Two storey office/ commercial unit with extensive car parking

Mainly laid out as office accommodation

Neighbouring occupiers include DB Schenker, EZ Living, Woodland Print & Signage, Higgins & Co Catering Solutions and Hairy Baby

Harbour Point Business Park has easy access to the Waterford N25, Dublin M8 and 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 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 a two storey mid terraced commercial unit that is mainly laid out as office accommodation. The building is constructed on a steel portal frame with concrete block and metal clad walls, pitched insulated metal deck roof incorporating roof lights, and concrete floors. There is extensive full height glazing on the front elevation. The ground floor is laid out with a reception area, two private offices, canteen/kitchen, open plan storage/workshop area and toilets. The floor to ceiling height in the storage/workshop area is approx. 3.38m.

The first floor is laid out with two open plan office areas, a series of private offices, server room and toilets. The office accommodation is finished internally with carpet floor coverings, plastered and painted walls and suspended acoustic tile ceilings incorporating lighting and air conditioning units.



Little Island is an established commercial location that is within easy reach of Cork city.

ACCOMMODATION

Floor	Description	Sqm	Sqft
Ground	Reception area, two private offices, canteen/kitchen, storage area & toilets	153.39	1,651
First	Open plan offices, private offices, server room & toilets	153.39	1,651
Total		306.78	3,302

GUIDE SALE PRICE/ QUOTED RENT

€350,000 / €30,000 pa, plus Vat





The property is situated approx.
9km east of Cork city centre

BER INFORMATION

BER D2

BER No. 800904575

EPI: 259.2 kWh/m²/yr

LOCATION MAP



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For further information:

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Viewing Strictly by appointment with the sole letting agent Lisney.

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