

Investment Opportunity
(Tenants Unaffected)



**Nore House, Unit 2, Riverview Business Park,
Bessboro Road, Blackrock, Cork**



021 427 77 17

www.cdacork.com

High quality, modern, investment opportunity with the established tenant remaining unaffected.

Nore House is a purpose built, ground floor, office which extends to 3,000sq ft approx. and further benefits from 12 designated car spaces.

Situated in the thriving Riverview Business Park which has established itself as a strategic employment hub on the fringe of the city and within minutes of the City Link Road.

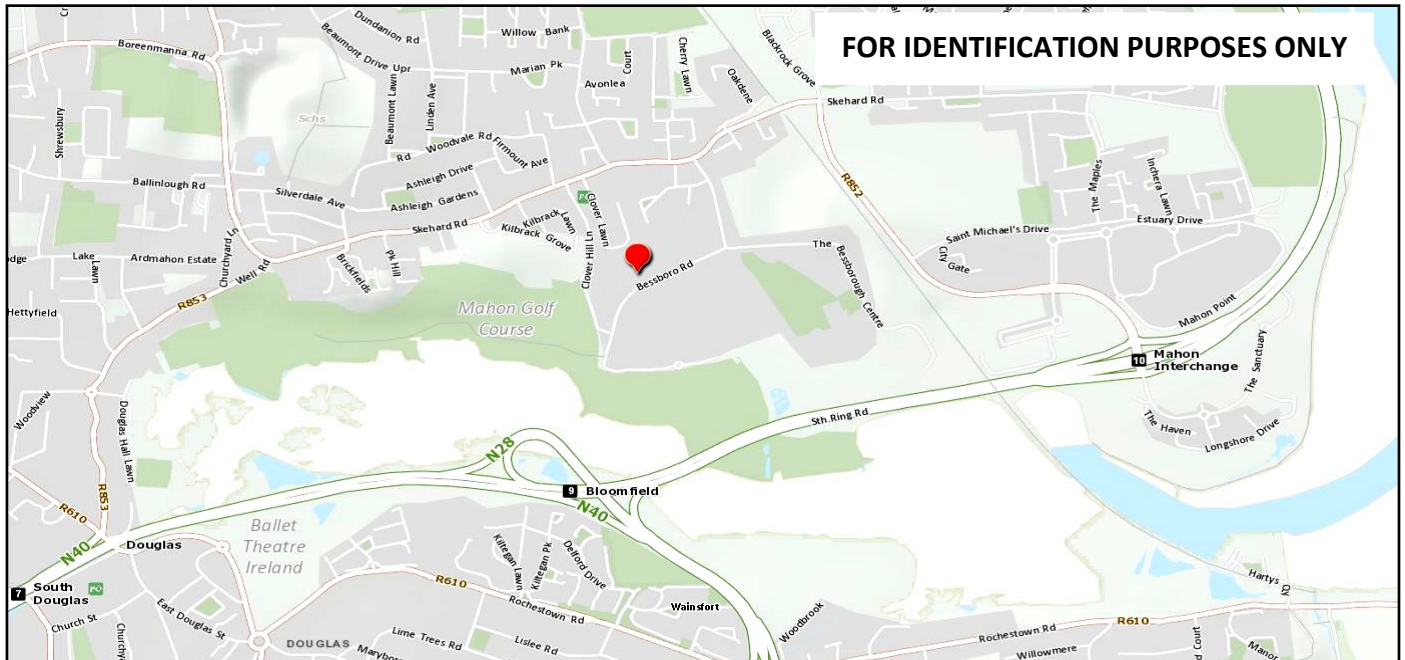
Fully tenanted investment opportunity currently let to City Life Wealth Advisors who hold a 15 year lease from 1st January 2016 at a current rent of €50,000 per annum exclusive.

Viewings Strictly By Appointment With Joints Agents

FOR SALE BY PRIVATE TREATY

Covenant

City Life, founded in 1971 by Ted Dwyer, is one of Cork's premier wealth management firms. With offices in Cork and Galway, they provide advice and product services in the pension, investment and life assurance market. An independently owned agency, the firm has assets under advice in excess of €210 million and have been shortlisted for Irish Financial Planning Firm of the Year by the Irish Brokers Association for two years running. Founder's son Eamon Dwyer is the managing director and they employ 20 people across their two locations.



Lease Details:

15 year lease from 1st January 2016 at a current rent of €50,000 per annum excl.

Management Fees

Annual Charge €2,589

Municipal Rates

RV €149.50 (€11,060pa)

BER Rating TBC

Viewing:

Strictly by prior appointment with Joint Agents;

Brian Olden E-mail: bolden@cdacork.com

Or

Sam Kingston E-mail: info@caseyandkingston.ie

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