

# OFFICE SPACE TO LET

2D, The Atrium, Blackpool  
Park, Blackpool, Cork.



- 2<sup>nd</sup> Floor quality suite extending to 5,000sq ft
- Can be divided into 2 lots of 2,000sq ft and 3,000sq ft each
- Excellent location in Blackpool Park c. 2.5K from Cork's City Centre, adjoining shops, restaurants and public transport
- Designated car park facilities
- Flexible Lease term available

Advised Letting Value (ALV) €POA p.a. plus VAT

**To Let**

Casey &  
Kingston

**4271127**

### **Description:**

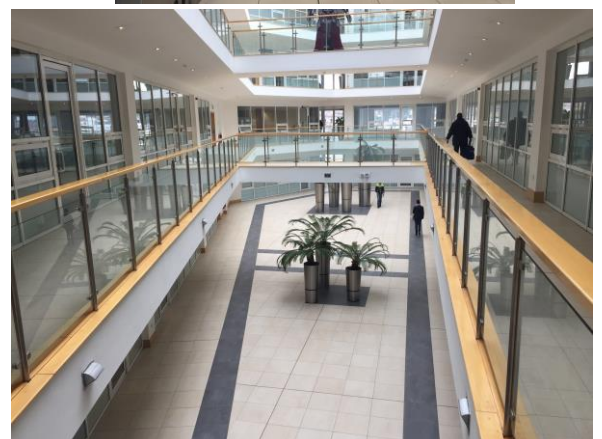
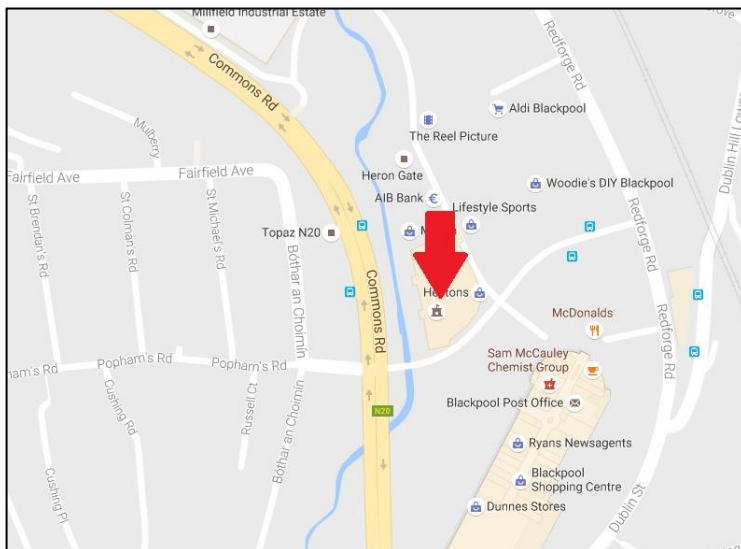
Landmark building in Blackpool Park c. 2.5km from Cork City Centre. The Atrium benefits from adjoining cafes, shops and restaurants and overlooks a riverside amenity park. There are also apartments and a cinema on site, making Blackpool Park the model for a new generation of living and working environments.

The property comprises a 2<sup>nd</sup> floor large open plan office which can be subdivided in 2 units of 2,000 sq. ft. and 3,000 sq. ft. This flexible office can be fitted out to suit occupiers' individual requirements and has excellent natural light.

### **Specification:**

- Raised Access Floors
- Fit out to occupiers' requirements
- Adjoining external areas
- South facing aspect
- 3 passenger lifts serve this floor

BER:  
BER Number:  
kWh/m<sup>2</sup>/yr



**INSPECTION STRICTLY ON APPLICATION TO THE AUCTIONEERS  
CASEY & KINGSTON, AUCTIONEERS, 43 GRAND PARADE, CORK.**

#### CONDITIONS TO BE NOTED

1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact.
2. The vendor does not make or give, nor is Casey & Kingston or its staff authorised to make or give any representation or warranty in respect of this property.
3. All descriptions, dimensions, references to condition and other details are given in good faith are believed correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy himself/herself otherwise as to the correctness of each of them.

In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail

**Company Registration No. 273066**  
**Registered Office: Straboe Ltd, 43 Grand Parade, Cork.**  
**PSRA Licence No: 001643**

