

INVESTMENT OPPORTUNITY

Unit 2F, The Atrium

Blackpool Business & Retail Park, Blackpool, Cork, T23 T2VY

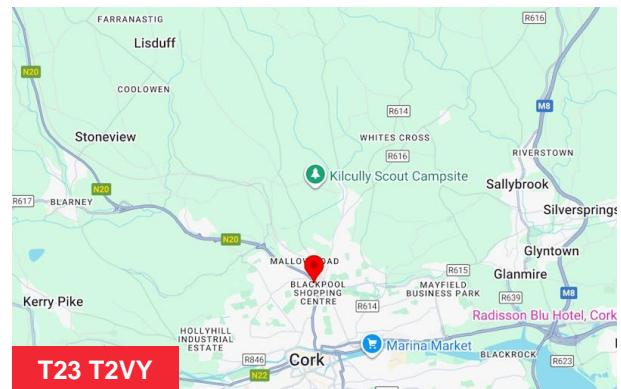
Excellent Investment Opportunity with Diverse Income

**192.30 sq m
(2,069.90 sq ft)**

- Second floor office suite
- Modern office suite with extensive glazing, raised access floors and suspended acoustic tile ceilings
- Occupied by 5 separate companies
- Located in the successful and high quality environment of the Blackpool Business & Retail Park
- Car parking available

Summary

Available Size	192.30 sq m
Price	€375,000
Rates Payable	€10,397.06 per annum
Service Charge	€5,722 per annum
Legal Fees	Each party to bear their own costs
BER Rating	F (801103987)



Description

The property comprises a modern third generation office suite on the second floor of The Atrium. Internally the offices are laid out to a good standard and is arranged to provide four private offices, together with a larger open-plan office area incorporating an additional three cellular offices. Communal ladies and gents toilets along with a kitchen also in situ. Total floor area extends to a gross internal area of approx. 192.30sqm (2,070sqft).

The property is fully occupied by 4 tenants with 1 office being owner occupied. The current passing rent is approximately €31,320 per annum, with additional income to be agreed post-sale in respect of the owner-occupied element.

Location

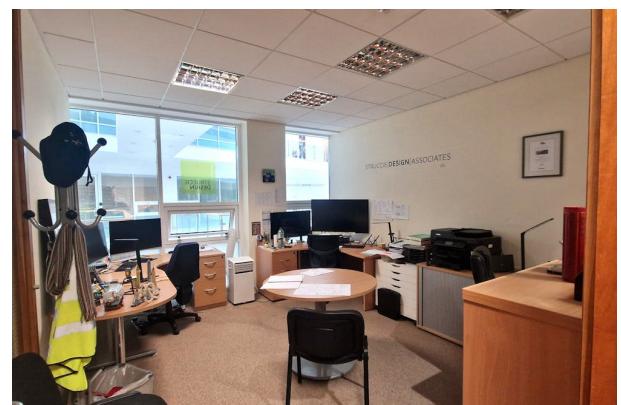
Located just off the N20, The Atrium forms part of the successful Blackpool Business and Retail Park. Blackpool is the premier business destination on the northern side of Cork City. The business park comprises a major development of high specification third generation offices. The subject suite overlooks the internal plaza area and also has profile to the Cork - Limerick N20 route.

Neighbouring office occupiers include AIB, SenSys Technology and MHL Associates Limited. Some of the main retailers in the park include Woodies DIY, Maxi Zoo, Boots Pharmacy, Sports Direct Aldi and Costa Coffee. The adjacent Blackpool Shopping Centre comprises 33 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.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	sq ft	sq m
2nd	2,069.90	192.30
Total	2,069.90	192.30



Viewing & Further Information



Szymon Slowiak
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Tenancies

The property is occupied by 5 companies; Optimize, Sole Traders, Struccie Design, Apex Clinic & Kevin Condon Financial Services.

For breakdown of rents please contact our sales agent.

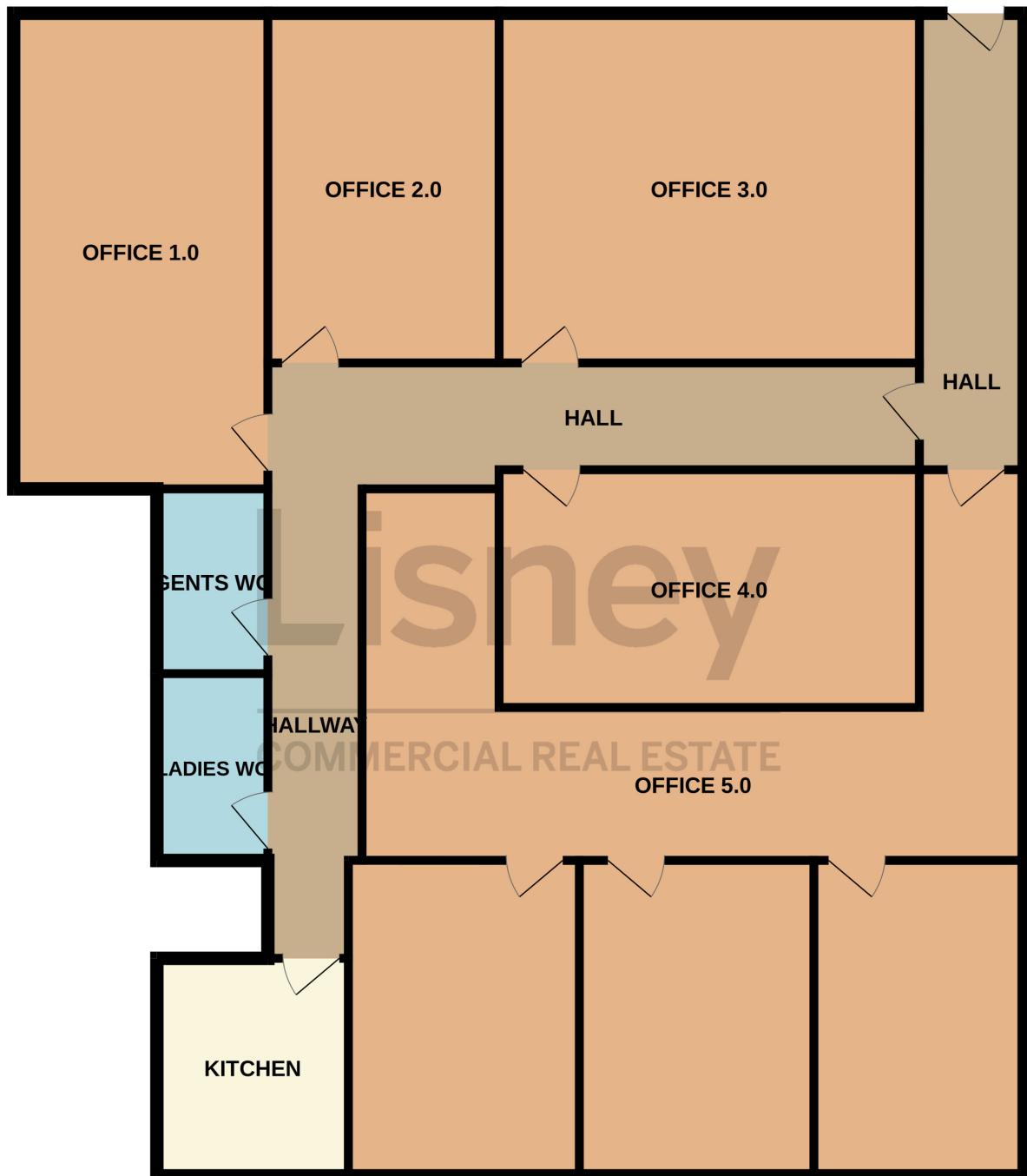
Method of Sale

Private Treaty

Title

Long Leasehold

GROUND FLOOR
192.3 sq.m. approx.



TOTAL FLOOR AREA : 192.3 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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