

To Let

Approx. 1,040 sqm (11,189 sqft)

Lisney
COMMERCIAL REAL ESTATE

BER D1



BLACKROCK BUSINESS PARK

BESSBORO ROAD, BLACKROCK, CORK





Particular Features



Ground floor own door office premises extending to approx. **1,040 sqm (11,189 sqft)**



Excellent on site surface **car parking**



Quality landlord specification



Established commercial location close to Mahon Point Retail Park and City Gate office developments



Approx. 4km south of Cork city centre with convenient access to the South Ring Road network, Cork Airport and Dublin M8



Occupiers in the immediate vicinity include RCI, Abtran, CSO Office, Dell EMC, Intel, Ronan Daly Jermyn Solicitors as well as the Mater Private Hospital

Location

The property is situated within Blackrock Business Park in the Mahon/Blackrock area of Cork approx. 4km south of the city centre. Blackrock Business Park is an established commercial location located off of the southern side of Skehard Road with convenient access to the South Ring Road network, close to Mahon Point Shopping Centre, Mahon Point Retail Park and City Gate office developments which are immediately to the east. Major occupiers in the immediate vicinity include Jacobs Engineering, CSO Office, Voxpro, VCE, Dell EMC, Ronan Daly Jermyn and Intel Security as well as the Mater Private Hospital.

Cork city is the second largest city in the Republic of Ireland and the city and environs has a population in the region of 220,000 people according to the 2016 census. Many leading corporate occupiers are located in the Cork region including Apple, Amazon, IBM, Pfizer, Glaxosmithkline, McAfee, Lilly, VM Ware, Marriott Group, Avery Dennison, Tyco, Clear Stream, Boston Scientific, Stryker and Gilead.

Description

The property comprises a ground floor own door office unit. The office will be mainly open plan and finished to a landlord specification to include:

- 600 x 600 LED modular lighting
- Air conditioning
- Plastered and painted walls
- Ladies and gents toilets
- Canteen/tea station
- IT/Data room
- Suspended grid ceilings and tile ceiling systems
- Excellent on-site parking

Accommodation

Floor	Description	Sqm	Sqft
Ground	Office	1,040	11,189



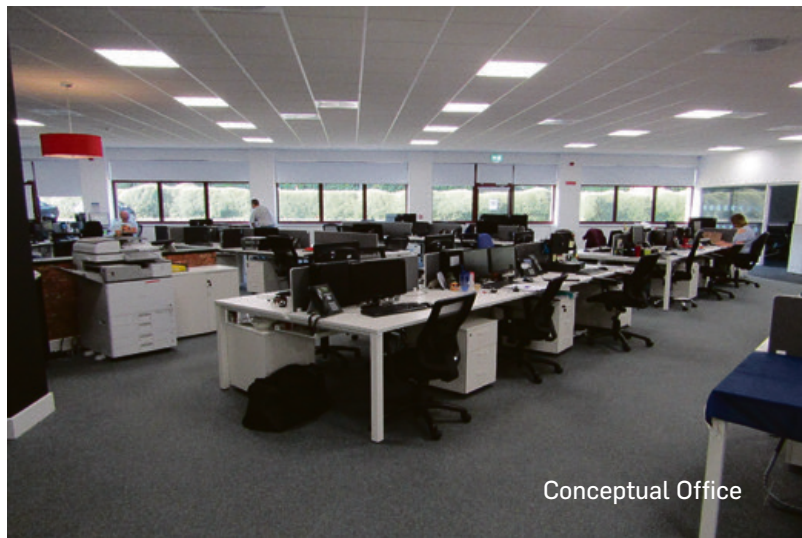
Conceptual Office



Conceptual Office



Conceptual Office



Conceptual Office

Lease

New lease available

Rent

On application

BER Information

BER: **BER D1**

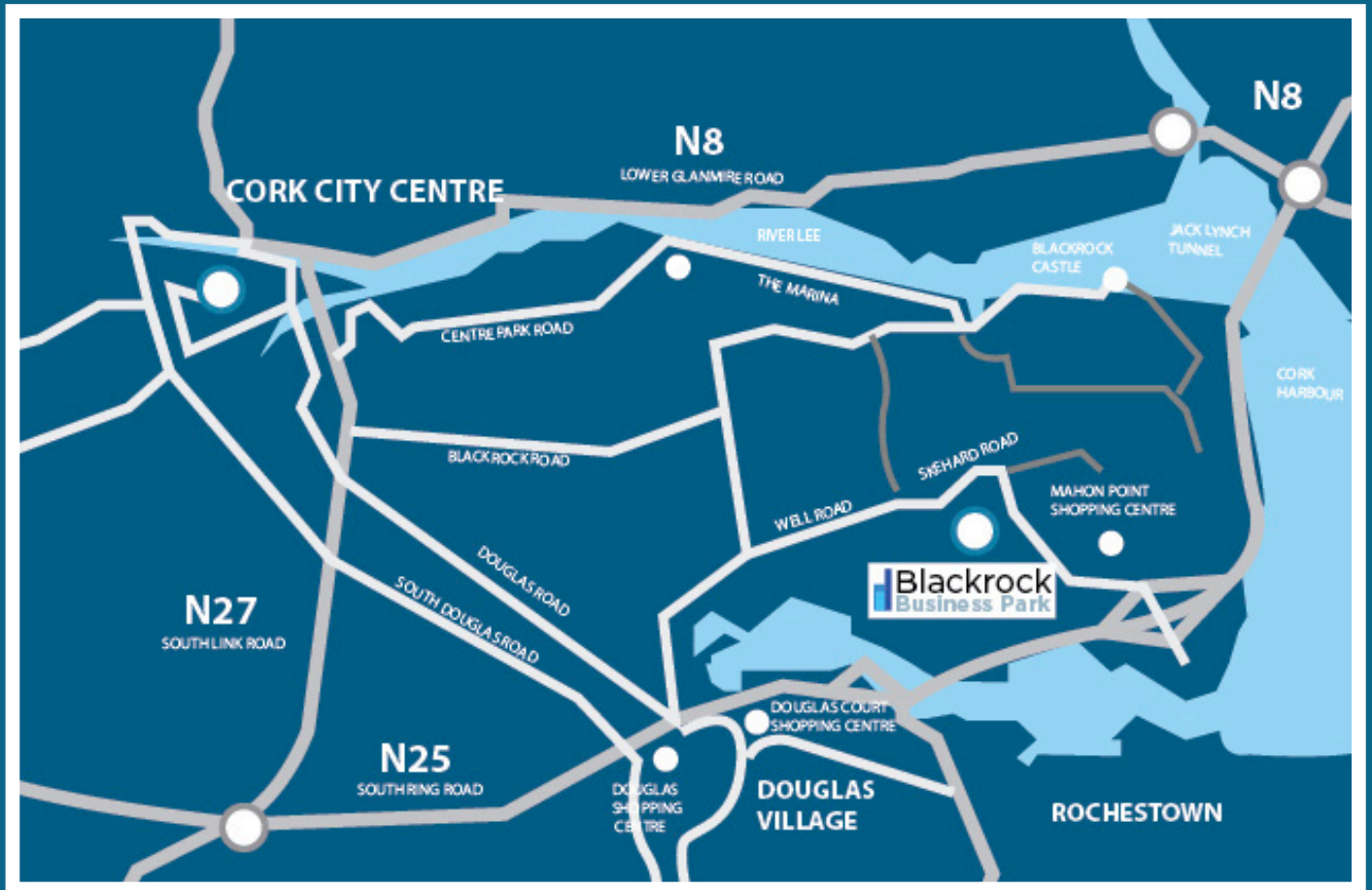
BER Certificate & Advisory Report available on request.

Further Information/Viewing

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

James Nugent 1 638 2700 jnugent@lisney.com



Lisney for themselves and the Vendor/Lessor whose Agents they are give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor and none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 3. The particulars, various plans, photographs, dimensions, references to condition and permissions for use and occupation are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending Purchasers or Tenants shall satisfy themselves by inspection or otherwise as to correctness of each of them. No omission, accidental error or misdescription shall be ground for a claim for compensation nor for the rescission of the contract by either the Vendor/Lessor or the Purchaser/Tenant. 4. Neither the Vendor/Lessor nor Lisney nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property. 5. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction. PSRA No. 001848.