

FOR SALE

**Site 4 Harbour Point Business Park,
Little Island, Cork**

Lisney

COMMERCIAL REAL ESTATE

ERA **Downey McCarthy**
REAL ESTATE THE PEOPLE YOU CAN TRUST



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ABOUT THE PROPERTY

Approx 0.74 hectares (1.83 acres)

Regular shaped level and serviced industrial development site.

Full planning permission for a detached 3,043 sq m (32,755 sq ft) high bay warehouse with a two storey office block incorporated.

Neighbouring occupiers include DB Schenker, CEVA Logistics, Kuehne, Nagel, Sysco, Value Centre Cash, Carry, Ballymaloe Foods, EZ Living Interiors Distribution Centre and Flex.

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



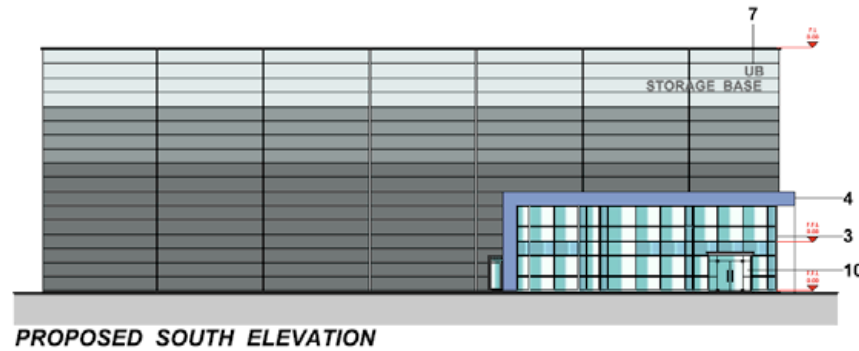
LOCATION

The property is situated at the entrance into Harbour Point Business Park in an idyllic location with views to Cork Harbour and Fota Island. 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 regular shaped level industrial development site of approx. 0.74 hectares (1.83 acres). The site has good road frontage and boundaries are defined by means of metal fencing and a concrete retaining wall forms the eastern boundary. The site is serviced and it has a hardcore surface.



“ The property is situated at the entrance into Harbour Point Business Park.

ZONING

Zoned existing mixed/general business/industrial uses in the Cork County Development Plan 2022.

PLANNING PERMISSION

Full planning permission for a detached high bay warehouse unit with a two storey office block incorporated, planning ref 216173 granted on 13th June 2022. The proposed building has a total gross external floor area of 3,043 sq m (32,755 sq ft). The internal eaves height is 15m and there are three loading doors.

TITLE

Freehold, folio CK127209F

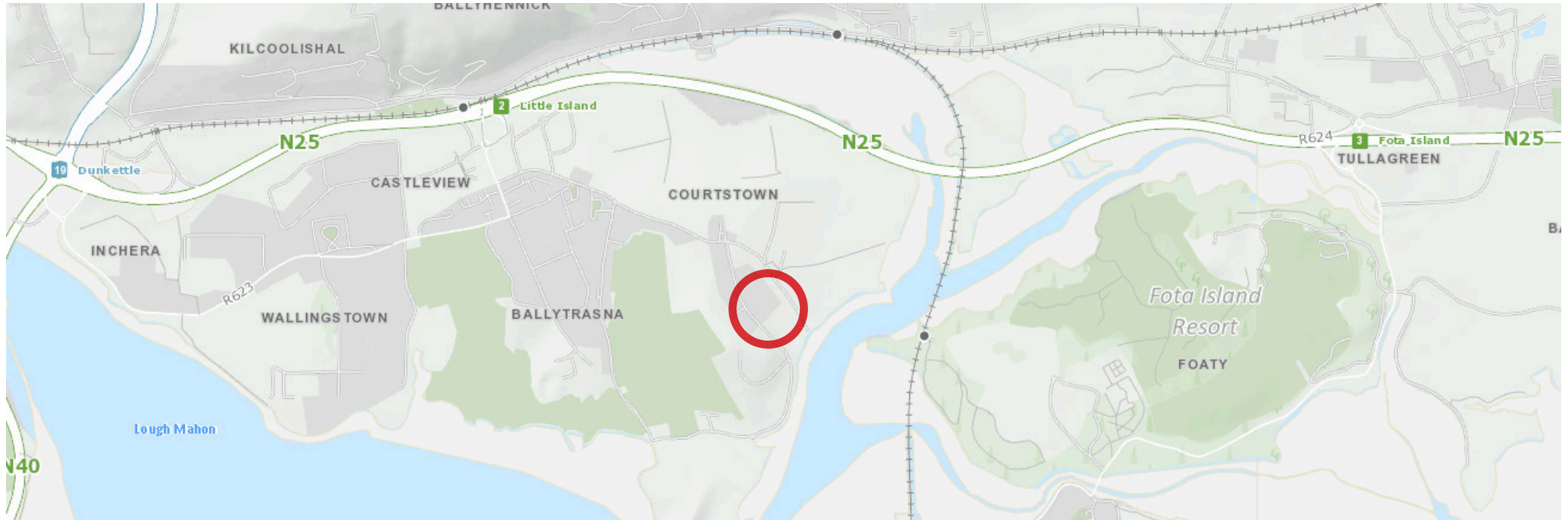
GUIDE SALE PRICE

€950,000 plus Vat



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

LOCATION MAP



For further information

Strictly by appointment with joint selling agent Lisney and ERA Downey McCarthy.

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.

