

TO LET

**Unit B1A, Fota Point
Enterprise Park, Cobh Cross,
Carrigtwohill, Cork**

Lisney

COMMERCIAL REAL ESTATE



BLOCK B
← OFFICES
GOODS INWARDS →
F.J. Forde & Co. B1
BILLSWORTH B1b
SUPERLUM B3
B4

Lisney

COMMERCIAL REAL ESTATE

ABOUT THE PROPERTY

Approx. 219 sq. m (2,356 sq ft)

Commercial property with offices at first floor level and ground level reception and workshop/ storage area

Fully fitted and ready for immediate occupancy

10 car parking spaces

Good loading access with roller shutter to the rear



LOCATION

The property is situated in Fota Point Enterprise Park, a mixed-use business park on the western side of Carrigtwohill just north of the N25 Cork to Waterford Road and only a 5-minute drive east of the Jack Lynch Tunnel. Fota Point is situated in an established commercial location to the southwest of the IDA Business Park and immediately west of the Tesla showroom and Spar / Top Oil Junction 3 service station. Fota Retail & Business Park is immediately to the south and has a quality retail presence with occupiers including Bakestone Café & Restaurant with Meadows & Byrne, Top Drawer, Cash & Carry Kitchens and Bella Baby.

Carrigtwohill town centre is situated approximately 2 kilometres to the east, Cork city is 13km to the west and Midleton is 10km to the east. Carrigtwohill has a successful IDA Business Park with a range of multi-national occupiers including Stryker and Gilead Sciences. Carrigtwohill has a train station on the Cork/Midleton commuter railway line with numerous services running daily.

DESCRIPTION

The property comprises a two-storey commercial unit laid out with reception and workshop / storage on the ground floor level together with office accommodation on the first floor. The property comprises 2 open plan offices, 2 private offices, canteen, workshop, storage area and toilet. The building is constructed on a steel portal frame with concrete block and metal clad walls under a pitched roof. The workshop area has sealed concrete floors, part plastered and part painted concrete block walls, tube lighting and the eaves height of approx. 6.7m. Loading access is provided by means of an electronic roller shutter door to the rear. There is an electric car charging point to the rear of the building.



The property is situated in Fota Point Enterprise Park, a mixed-use business park on the western side of Carrigtwohill

ACCOMMODATION

| Floor | Description | Sqm | Sqft |
|--------------|-------------------|--------------|--------------|
| Ground | Office / Workshop | 111 | 1,196 |
| First | Office | 107.7 | 1,160 |
| Total | | 218.7 | 2,356 |

RENT

€22,500 per annum exclusive





Fota Point is situated in an established commercial location to the southwest of the IDA Business Park

BER INFORMATION



LOCATION MAP



Lisney

COMMERCIAL REAL ESTATE

For further information

Szymon Słowiak: 021 427 5079 sslowiak@lisney.com

Viewing Strictly by appointment with the sole letting agent Lisney.

Lisney Commercial Real Estate

**St. Stephen's Green House,
Earlsfort Terrace, Dublin 2, D02 PH42**

Tel: +353 1 638 2700

Email: dublin@lisney.com

lisney.com



@LisneyIreland

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.

