

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.

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



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



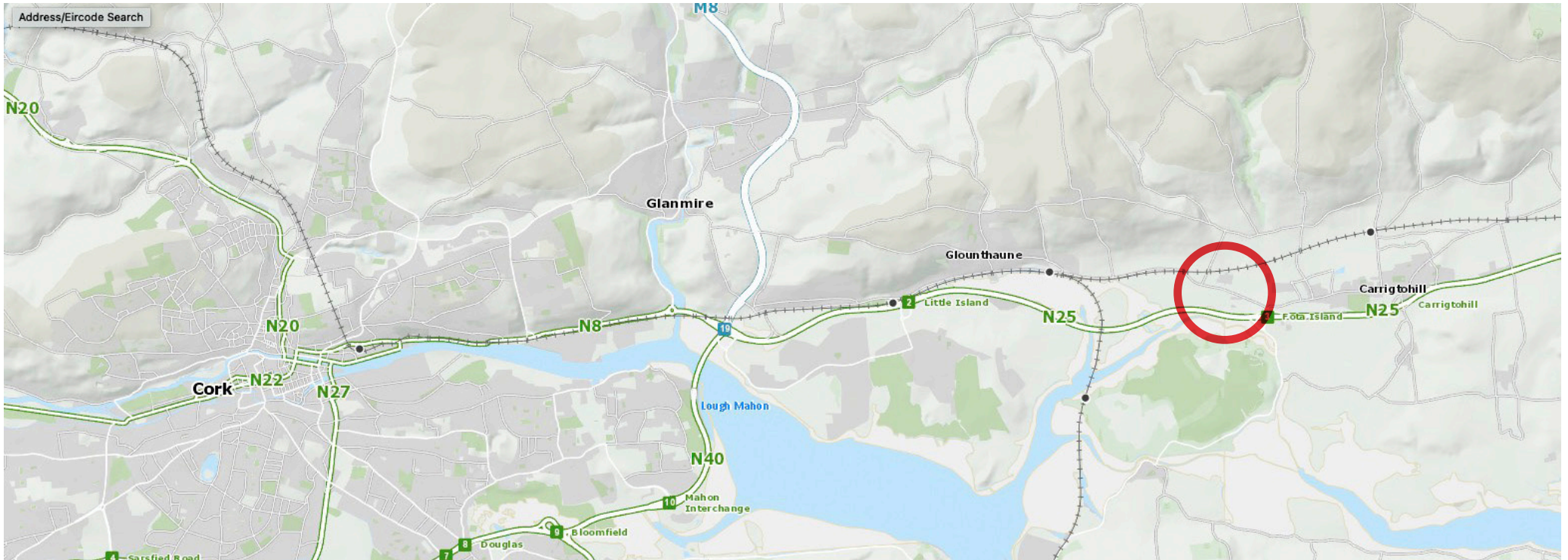


Fota Point is situated in an established commercial location to the southwest of the IDA Business Park

BER INFORMATION



LOCATION MAP



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For further information

David McCarthy: 021 427 5079 dmccarthy@lisney.com

Jeremy O'Mahony: 021 427 5079 jomahony@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



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