

TO LET

**Second Floor, 1102 Euro Business Park,
Little Island, Co. Cork, T45 PR28**

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ABOUT THE PROPERTY

Approx. 220 sq m (2,368 sq ft)

Fully fitted second floor office suite

The offices are finished with raised access floors, air conditioning and extensive glazing.

The building is constructed to a high specification and there is lift access to all floors.

9 on site car parking spaces



LOCATION

The property is centrally situated in Euro Business Park, an established mixed business park development adjoining the Cork/ Waterford N25 Road at the entrance to Little Island and approx. 8km east of Cork city centre. It is located approx. 3km east of the Dunkettle Interchange which connects with the Dublin M8 and via the Jack Lynch Tunnel with the South Ring Road network. Euro Business Park is within easy commuting distance of Cork city over a well-developed road infrastructure and there is a regular commuter train service to the nearby Little Island train station.

Nearby occupiers in Euro Business Park include Chubb, Jones Engineering, Eolas, An Post, BAM, John Paul Construction, Traco Power, Care Choice and NCT Centre.

DESCRIPTION

The property comprises a fully fitted office suite located on the second floor of a modern purpose-built office building. The floor is laid out with a canteen, open plan office, meeting/ conference room, 3 no. private offices, ladies and gents' toilets and shower. The offices are finished internally with painted walls, lighting, air conditioning, and carpet floor tiles.

The building is serviced by a passenger lift. The main entrance door has secure fob / intercom access.



It is located approx. 3km east of the Dunkettle Interchange which connects with the Dublin M8.

ACCOMMODATION

| Floor | Description | Sqm | Sqft |
|--------|-------------|-----|-------|
| Second | Office | 220 | 2,368 |

LEASE

New lease available

QUOTED RENT

€18 psf per annum exclusive



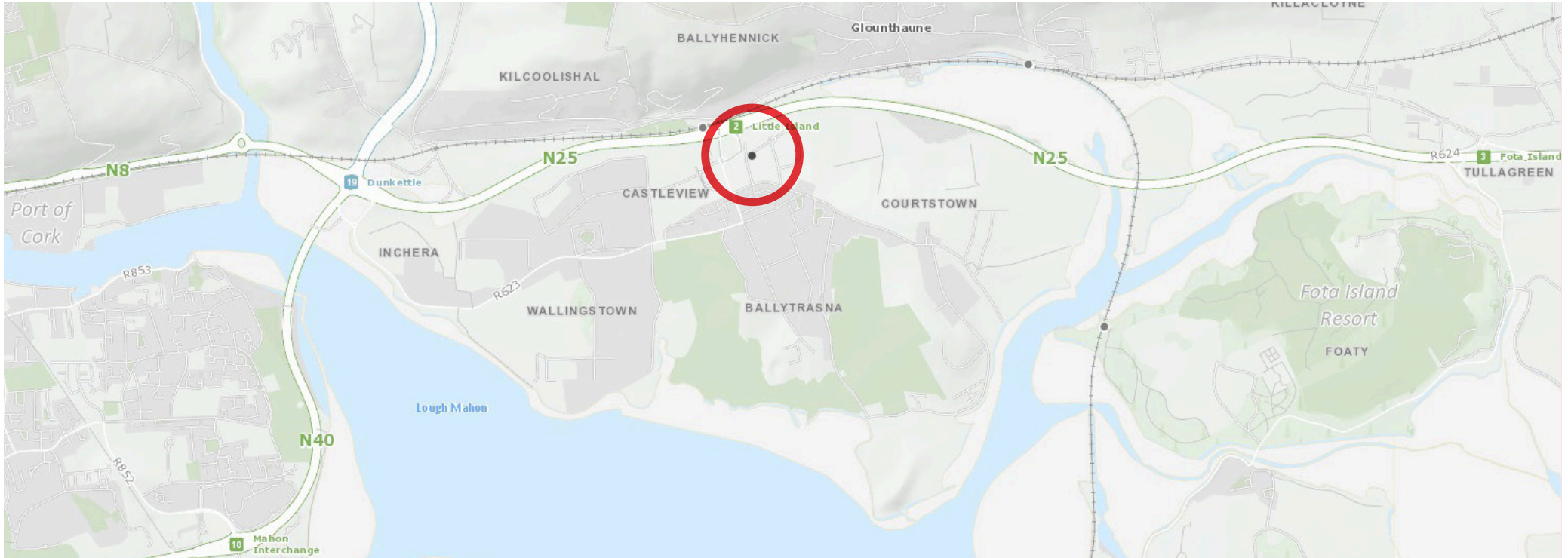


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BER INFORMATION

BER D1

LOCATION MAP



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For further information

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Viewing Strictly by appointment with the sole letting agent Lisney.

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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.

