

BY WAY OF ASSIGNMENT / SUB-LETTING



Unit 4, Westpoint Business Park

Link Road, Ballincollig, P31 T889

Modern Two-Storey Office Accommodation

Fully Self-Contained and Ready for Custom Fit-Out

553.34 sq m

(5,956.10 sq ft)

- Self-Contained Two Storey Office Premises
- Largely Open Plan Across Two Floors
- Serviced by Passenger Lift
- 6 Car Parking Spaces
- Excellent Public Transport Service

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Summary

Available Size	553.34 sq m
Rent	€71,000 per annum plus VAT
Rates Payable	€13,112.71 per annum
Service Charge	€4,000 per annum
BER Rating	D2 (801081571)

Description

The property comprises a modern, two-storey, self-contained office extending to approximately 553.34 sq m (5,956 sq ft). The accommodation is predominantly open plan across both floors and offers excellent flexibility for occupiers seeking to design a layout tailored to their specific requirements.

The unit is presented in shell condition, ready for tenant fit-out, and is capable of accommodating up to 65 desk spaces. The specification includes kitchenette facilities on both floors, WC facilities, a dedicated comms room, air conditioning units, and an intruder alarm system.

The building is serviced by a passenger lift, ensuring full accessibility across both floors, and benefits from six designated car parking spaces.

This is an excellent opportunity for businesses seeking a modern and adaptable workspace in a self-contained format with strong supporting amenities.

Location

The subject property forms part of Westpoint Business Park, a well-established commercial development positioned off the Link Road in Ballincollig.

Westpoint Business Park is conveniently situated approximately 1km from Ballincollig town centre which is strategically located just off the N22 South Ring Road offering easy access to a wide range of amenities including cafés, restaurants, shops, and services, all within walking distance, providing excellent support amenities for staff and visitors alike.

There are several bus routes serving the area, including the 233, 220, and 200X routes, providing direct access to Cork City and surrounding suburbs.

Accommodation

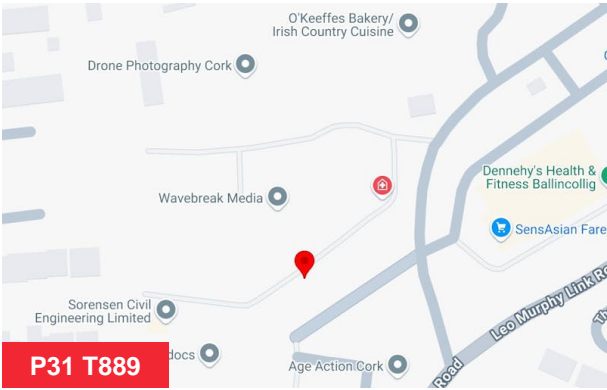
The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,818.75	261.87
1st	3,137.36	291.47
Total	5,956.11	553.34

Terms

The property is available by way of assignment or sub-letting under the existing lease, which expires on 31st December 2027.

Alternatively, subject to agreement on satisfactory terms and landlord consent, a new lease may be considered for a longer term.



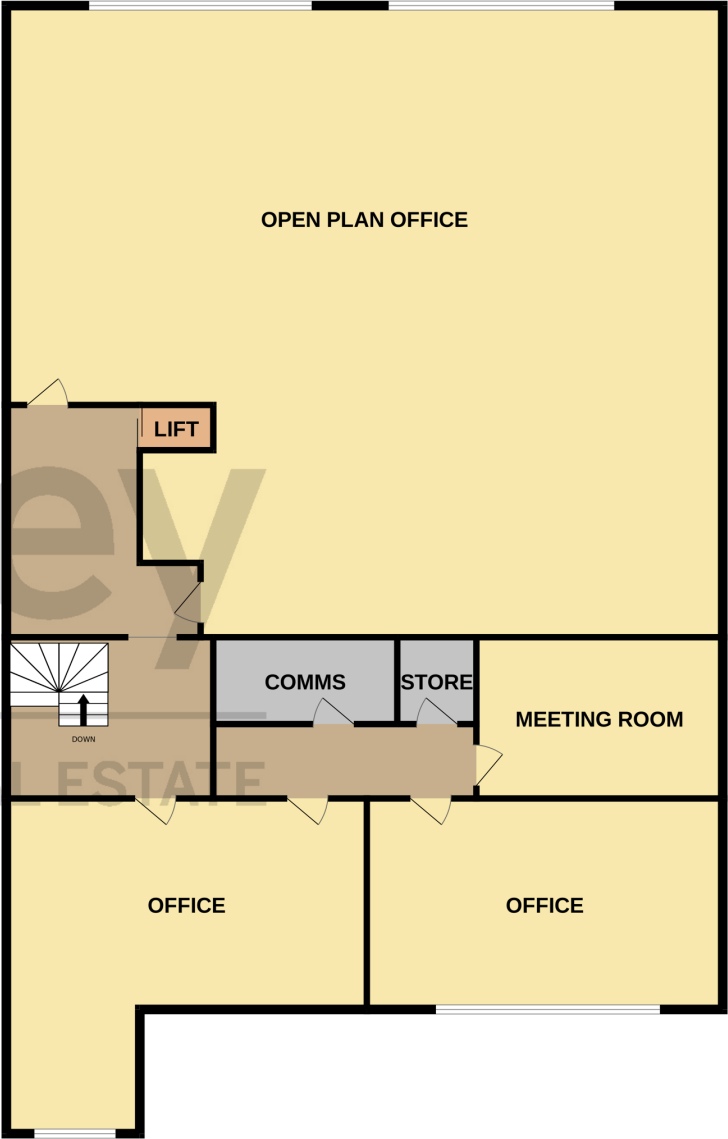
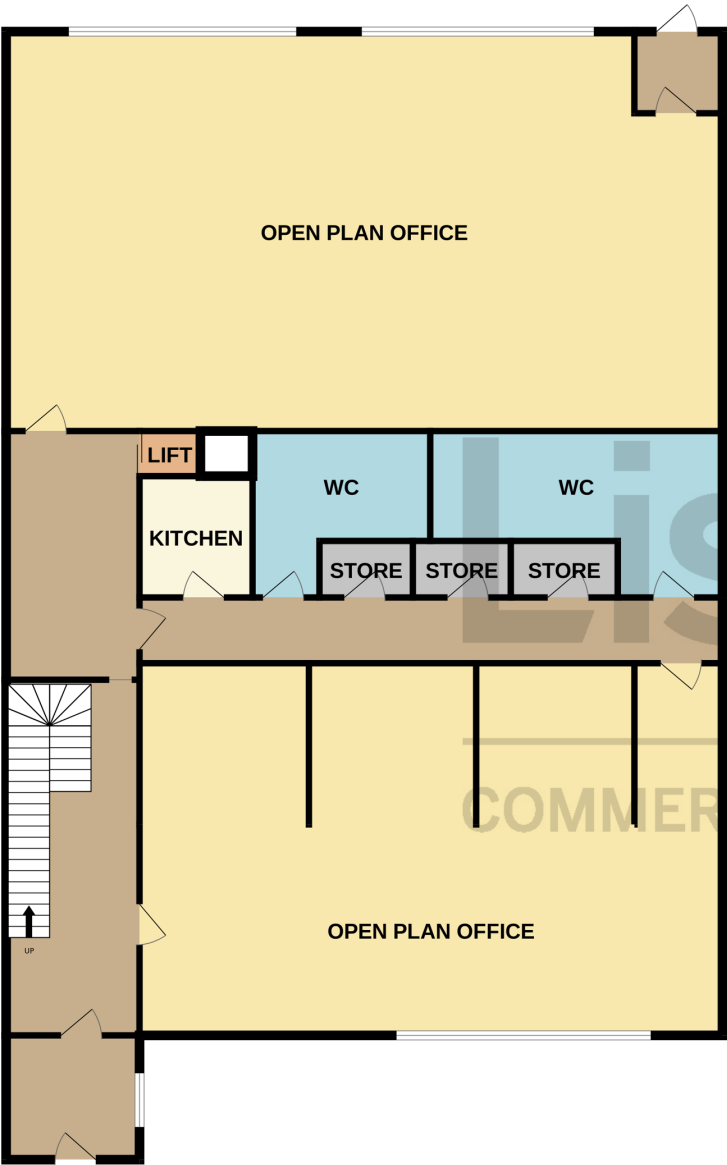
Viewing & Further Information



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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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