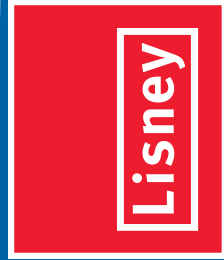


harbour point

BUSINESS PARK



021 427 5079

» For Sale/To Let

» A new development of high quality flexible units from 165 sqm.(1,776 sqft.)

Location

Harbour Point Business Park, situated at Little Island, on the eastern fringe of Cork city.

The park is situated approx. 9km east of Cork city centre, to the south of the Waterford N25 road and approx. 4km from the Jack Lynch Tunnel and Dunkettle Interchange which connects with the Dublin N8 road and South Ring road network.

Little Island is within easy reach of Tivoli container terminal and Ringaskiddy Docks over an excellent road infrastructure.

Harbour Point Business Park is situated on a waterfront site overlooking Lough Mahon and adjoining Golf Clubs. There is a waterside amenity walkway adjacent.

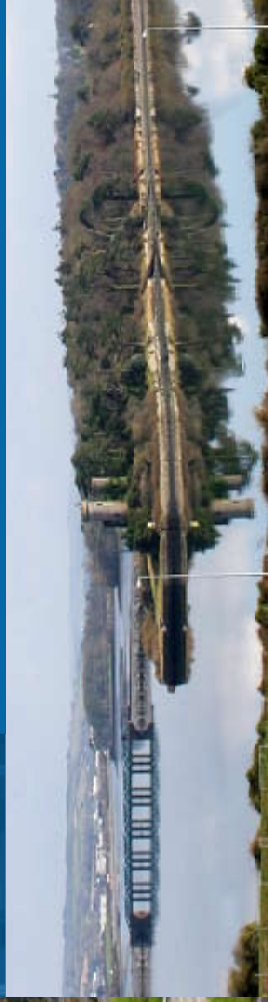
Neighbouring companies in the vicinity include O'Donovans Off Licence, Johnston Logistics, Lucey Transport, Ballymaloe Foods, Lynplast Manufacturing Ltd, O'Flynn Plastics, Pakform, Value Centre Cash & Carry and EZ Living Furniture.

harbourpoint

BUSINESS PARK

Specifications

- » Versatile units suitable for offices, showrooms, trade counters, wholesale, distribution and light industrial use.
- » Fully managed business park
- » Fully compliant with Building Regulations incorporating new energy regulations. The units are designed to comply with the latest Technical Guidance Document L - Conservation of Fuel and Energy. The average elemental U-values do not exceed 0.25 W/M²k for roofs and 0.37 W/M²k for walls and floors
- » All main services available including mains gas
- » Radon barrier throughout the building
- » Portal frame construction with concrete block infill walls
- » Attractive finish externally with extensive glazing on front elevation
- » Insulated metal clad roof incorporating roof lights
- » Approx. 6m internal eaves height
- » Sectional 4m high loading door to the rear
- » Planning permission for part first floor office accommodation
- » Excellent car parking to the front, approx 138 spaces, with loading and circulation areas to the rear.

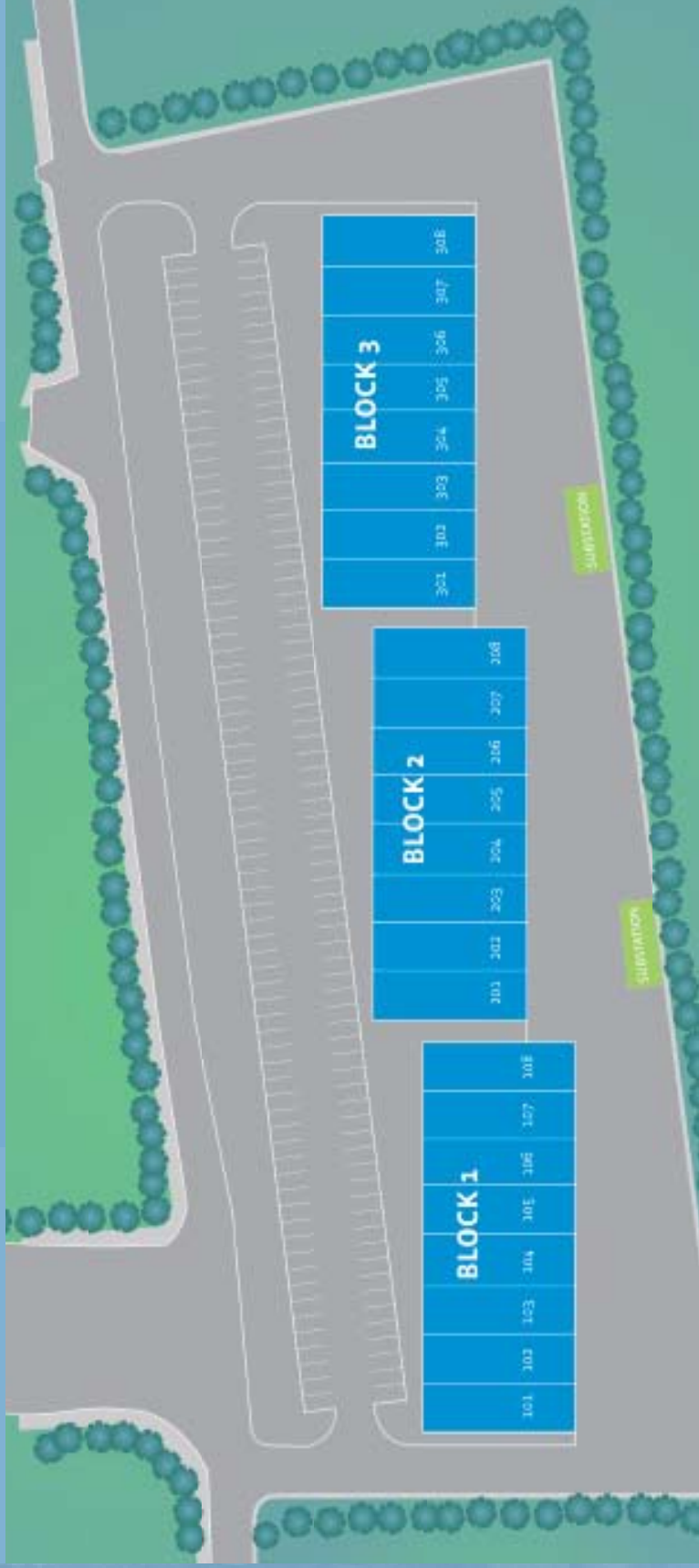


Schedule of Accommodation

BLOCK 1		
Unit No.	SqM	SqFt
101	172	1,851
102	165	1,776
103	165	1,776
104	165	1,776
105	165	1,776
106	165	1,776
107	Sold	
108	Sold	

BLOCK 2		
Unit No.	SqM	SqFt
201	Sold	
202	Sold	
203	Sold	
204	Sold	
205	Sold	
206	165	1,776
207	165	1,776
208	172	1,851

BLOCK 3		
Unit No.	SqM	SqFt
301	Sold	
302	Sold	
303	Sold	
304	Sold	
305	Sold	
306	Sold	
307	Sold	
308	Sold	



harbourpoint

BUSINESS PARK

“ Companies who have made the right move...”

Value Centre Cash & Carry

EZ Living Furniture

R.Madden Ltd

Redleaf Property

Summit Sports Agencies Ltd

Woodland Print

Higgins & Co. Catering Solutions

James Boylan Safety Ltd

Walsh VMI Ltd

Poster Plus

Atlas Copco

Bespoke Design

Bang & Olufsen

KWH Holdings

Location Map

Forklift Services & Handling Equipment



Agent

Lisney, 1 South Mall Cork.

Tel 021 427 5079 Fax: 021 4272405

www.lisney.com

Contact: Edward Hanafin

email: ehanafin@lisney.com

Contact: John Archer:

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