

COMMERCIAL / OFFICE UNITS

618/619 HARBOUR POINT BUSINESS PARK,  
LITTLE ISLAND, CO CORK



021-427 5079

- Approx. 181 sqm (1,948 sqft) in total combined.
- Modern mid terrace commercial units forming part of a modern commercial development.
- Suited to immediate occupation.
- Neighbouring occupiers include Bean Brownie Co. Forklift Services & Handling Equipment, EZ Living Interiors Distribution Centre, Value Centre Cork and AirPro Gas Solutions.
- Strategic location with convenient access to the N25 Cork/Waterford Road with easy access to the Dublin M8 and to the South Ring Network via the Jack Lynch Tunnel.



**LOCATION**

The property is situated in Harbour Point Business Park, Little Island approximately 8 km east of Cork city centre. Little Island is served by an excellent road infrastructure providing easy access to the city centre, airport, Waterford N25, Dublin M8 and the South ring road network. Harbour Point is a large mixed-use development of offices, showrooms and warehouses and occupiers within the business park include DB Schenker, Flextronics, EZ Living Interiors Distribution Centre, Bean Brownie Co., BWG Foods and Kuehne & Nagle. Little Island has become Cork's premier industrial/commercial location.

**DESCRIPTION**

The properties comprise 2 no. modern mid-terrace two storey commercial units. The properties are laid out internally with reception area, and large open plan industrial unit on the ground floor and storage on the mezzanine levels. There is extensive glazing and sliding folding loading doors to the front elevation.

**GUIDE SALE PRICE**

€120,000 plus VAT (if applicable) per unit.

**QUOTED RENT**

€12,000 per annum exclusive plus VAT (if applicable) per unit.

**ACCOMMODATION**

We understand the unit comprises an approximate net internal floor area

Floor	Description	SqM	SqFt
Ground	Industrial	58.9	633
Mezzanine	Storage	31.6	340
	<b>Total</b>	<b>90.5</b>	<b>974</b>

**BER INFORMATION**

BER: Pending

**SERVICES**

All main services are connected to each unit.

**FURTHER INFORMATION / VIEWING**

Strictly by appointment with the sole letting agent Lisney. For further information please contact:

Laura Pratt  
lpratt@lisney.com  
021 427 5079

Amanda Isherwood  
aisherwood@lisney.com  
021 427 5079



**CORK**

1 South Mall,  
Cork,  
T12 CCN3  
Tel: +353 21 427 5079  
Email: cork@lisney.com

**DUBLIN**

St. Stephen's Green House,  
Earlsfort Terrace,  
Dublin 2, D02 PH42  
Tel: +353 1 638 2700  
Email: dublin@lisney.com

**BELFAST**

Montgomery House,  
29-33 Montgomery Street,  
Belfast, BT1 4NX  
Tel: +44 2890 501 501  
Email: belfast@lisney.com

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