

**UNIT 3C, 3RD FLOOR RIVER HOUSE,
BLACKPOOL RETAIL PARK, T23 R5TF.**



021-427 5079

- Modern third floor office suite extending to approx. 227.4 sqm (2,448 sqft).
- Located in the established Blackpool Business & Retail Park.
- Approx. 2.5km north of Cork city centre with convenient access to the N20 Cork/Limerick route.
- Neighbouring occupiers include Inver Energy, Energia, Bluebird Care, AIB, Westbourne IT Global Services, GSOC and Blizzard.
- Good parking facilities.



LOCATION

The property is situated in Blackpool Retail Park approx. 2.5km north of Cork city centre and just off the N20 Cork/ Limerick route. Blackpool is the premier business destination on the northern side of Cork City.

The Business Park comprises a mixed use development of high specification third generation offices and retail units. Neighbouring office occupiers within the subject property include Inver Energy, Energia, Bluebird Care, Intelligent Information Systems and Taylor Solicitors. Some of the main retailers in the park include Woodies DIY, Next Home, Aldi, Argos, Boots, Costa Coffee and Life Style Sport as well as Blackpool Reel Picture Cinema and Dennehy's Health & Fitness Club.

DESCRIPTION

The property comprises a modern third generation office suite on the third floor of River House. The office is laid out with a series of meeting rooms/private offices, open plan office areas, kitchenette and toilets. The offices are finished internally with plastered and painted walls, air conditioning, raised access floors with carpet floor coverings and suspended acoustic tiled ceilings incorporating lighting. The office is accessed via a passenger lift and stairs from the ground floor entrance lobby. There is carparking available within the multi storey carpark opposite the property.

ACCOMMODATION

Floor	Description	Sqm	SqFt
Third	Office	227.4	2,448

PRICE

€12 psf

BER INFORMATION

BER: D1

BER No.: 800781015

EPI No. 290.91 kwh/m2/yr1.71

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

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