



Bishopstown House & Adjoining Property,
Model Farm Road, Cork

Investment/Development Opportunity For Sale

Superb Office Investment /
Development Opportunity
in Cork's most popular
suburban location

SALE HIGHLIGHTS

- Attractive investment opportunity with a current rental income of €60,000 per annum with significant reversionary and development potential.
- Bishopstown House Let to PMD Device Solutions Ltd on a ten year lease from 2016. Tenant not affected by sale.
- Adjacent office building with vacant possession and potential to extend.
- Prominent location opposite Cork Business and Technology Park with excellent on site parking.



LOCATION

The property is located on the south side of Model Farm Road at its western end just east of its intersection with Rossa Avenue approximately 4km south west of Cork city centre and 8km north west of Cork Airport with convenient access to the South Ring Road network. The property is situated opposite the IDA Cork Business & Technology Park with occupiers including Boston Scientific, Trend Micro, Abtran and Pilz Ireland. Other neighbouring occupiers in the vicinity include Munster Technical University, Fas Training Centre and Model Business Park. There are also a number of mature residential housing estates in the vicinity. Bishopstown is a high density suburb neighbouring Wilton and Model Farm Road and is an established sought after location.



DESCRIPTION

The property comprises two detached office buildings on a regular shaped site of approximately **1.3 acres : 0.53 hectares**.





TENANCY

Building 1

Bishopstown House is let to PMD Device Solutions Ltd on a 10 year lease from February 26th, 2016 at a current rent of €60,000 per annum exclusive. A Deed of Renunciation has been executed by the tenant.

PMD Solutions is a medical device company developing novel CE marked respiratory diagnostic wearables for the hospital and home market.

Building 2

Vacant possession is available.

BUILDING 1

Bishopstown House comprises a two storey building laid out with a number of offices on both ground and first floor level served off an entrance lobby and reception area on the ground floor with ladies and gents toilets and separate disabled cloakroom facilities at ground floor level.

Floor	Sq M	Sq Ft
Ground	154	1,658
First	135	1,453
Approx. Total	289	3,111



BUILDING 2

Comprising a two storey detached purpose built office building with reception/waiting area, two meeting rooms, two open plan office areas, private office, staff canteen and ladies and gents cloakrooms at ground floor level and open plan office on the first floor.

Floor	Sq M	Sq Ft
Ground	201	2,161
First	227	2,447
Approx. Total	428	4,608



TOWN PLANNING/ZONING

The property is situated within an area zoned "residential, local services and institutional uses" in the Cork City Development Plan 2015-2021.

The site adjoining Building 2 had planning permission for the development of a building of a similar size to Building 2, this planning permission is now expired. Bishopstown House is listed as a protected structure "PS948" in the Cork City Development Plan.

SERVICES

All main services are available to the property.

TITLE

Freehold.

FLOOR PLANS

Available on request.

BER

Building 1 

Building 2  BER No: 800793853

EIRCODE

T12 WK35

SOLICITOR

JW O'Donovan Solicitors, 53 South Mall, Cork. Contact: John Sheehan.

GUIDE SALE PRICE

€1,800,000

VIEWING

Strictly by appointment through sole selling agents Lisney.

For Further Information:

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