

FOR SALE

**Second Floor, River House, Blackpool Business
& Retail Park, Cork**

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ABOUT THE PROPERTY

Excellent investment opportunity

Second floor office suite extending to approximately 558.54sqm (6,012sqft)

Modern self-contained office fitted to an extremely high standard

Occupied by Xanadu Consultancy Limited on a 5 year lease from November 2023

Located in the successful and high quality environment of the Blackpool Business & Retail Park

Car parking available

LOCATION

Located just off the N20, River House forms part of the successful Blackpool Business and Retail Park. Blackpool is the premier business destination on the northern side of Cork City. The business park comprises a major development of high specification third generation offices. The subject suite overlooks the internal plaza area and also has profile to the Cork - Limerick N20 route.

Neighbouring office occupiers include AIB, Kelly Services and Quintas Wealth Management. Some of the main retailers in the park include Woodies DIY, Maxi Zoo, Boots Pharmacy, Aldi and Costa Coffee. The adjacent Blackpool Shopping Centre comprises 33 retailers, with Dunnes anchoring the centre with just over 6,800 sqm of retail space. The location offers employees a superb working environment convenient to all amenities.

DESCRIPTION

The property comprises a modern third generation office suite on the second floor of River House. Internally the offices are laid out to a very high standard with attractive reception / lobby area, large open plan office, a series of meeting rooms, private offices and breakout areas as well as a boardroom, IT room and a fully fitted canteen with a separate coffee dock area. Disabled toilets and a shower are also in situ. Features include raised access floors, Cat 5 cabling, integrated phone system, air conditioning and carpet tiled flooring throughout. Total floor area extends to a gross internal area of approx. 558.54 sqm (6,012 sqft).



Excellent investment opportunity with high reversionary potential.

ACCOMMODATION

Floor	Description	Sqm	Sqft
Second	Open plan office, 5no. privat eoffices, meeting room, canteen, kitchentte, breakout area, store and WC's	558.54	6,012
Total		558.54	6,012

TITLE

Long Leasehold

METHOD OF SALE

Private Treaty

GUIDE PRICE

€700,000 plus VAT (if applicable)

LEASE

The property is occupied by Xanadu Consultancy Limited on a 5 year lease from 22nd November 2023 with a break option at the end of year 3 at a passing rent of €54,000 per annum.



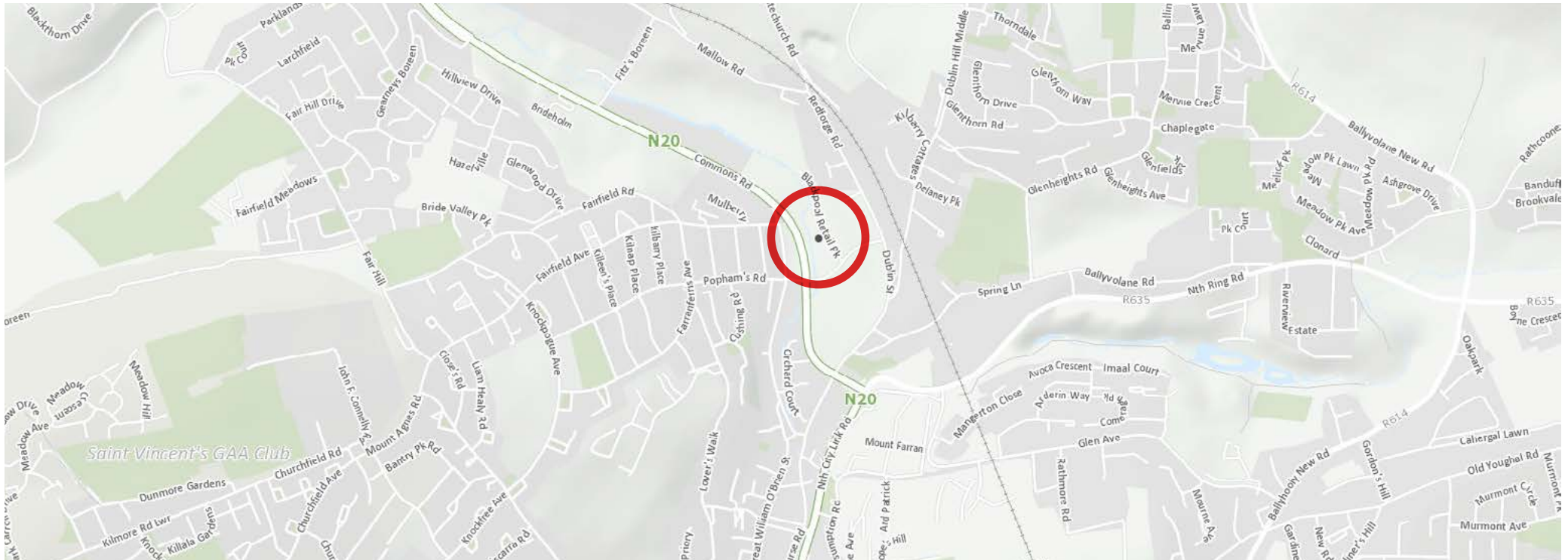


Blackpool is the premier business destination on the northern side of Cork City

BER INFORMATION



LOCATION MAP



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For further information

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Viewing strictly by appointment with the sole letting agent Lisney.

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.

