

harbour point

BUSINESS PARK
LITTLE ISLAND, CORK.

Flexible Business Units For Sale - To Let



*High Quality Units to Let From **€100 per week***

'High Quality Finish'

Harbour Point Business Park

Location:

This development of 24 individual and self contained micro warehouse/light industrial units is located in Harbour Point Business Park, Little Island, Cork.

Little Island is an excellent business location situated approximately 9km east of Cork City centre and benefits from direct access to the N25 Waterford Road and the N8 Dublin Road. This development is located just five minutes from the Jack Lynch Tunnel which connects with the South Ring Road network providing access to the Airport and main West Cork and Kerry arterial routes. In addition a well developed network of roads provides excellent access to the city.

Harbour Point Business Park is a high-quality modern scheme located on a waterfront site overlooking Lough Mahon, the Cobh railway line and Fota Island Golf Club. There is a waterside amenity walkway planned which will be adjacent to the park.

Neighbouring companies include O'Donovan's Off Licence, Atlas Copco, Bang & Olufsen, Johnston Logistics, Lucey Transport, Bespoke Design, Summit Sports Agencies, Poster Plus, Woodland Print, Higgins & Co. Catering Solutions and James Boylan Safety, Value Centre Cash & Carry and EZ Living Furniture have recently completed new facilities in the park.





Specification:

- Stone cladding to front elevations
- Extensive high quality glazing system to each unit
- Concertina door system providing a clear opening of approx. 3.4m wide X 2.7m high
- Fully insulated metal clad roof incorporating roof lights
- Highly insulated
- Unit number sign (individual company sign not provided)
- Concrete frame, mezzanine, stairs and block construction
- Loading bay and car park space included
- External landscaping, lighting and CCTV
- Excellent head height
- Provision for three phase power, telecommunication ducts & drainage to each unit

Fit-Out Option Available:

- Toilet
- Kitchenette, including sink & undersink water heater
- Walls & floors painted
- Fire alarm & emergency lighting
- Fluorescent lighting
- 8 No. double sockets & 2 No. telephone points

Features:

- Fully managed development
- Professional business environment
- Enhanced company profile/image for small companies
- Flexible use
- High profile position within the Business Park
- Flexible lease terms

Rent To Buy Option:

If purchase option is exercised in Year 1, 100% of the rent paid can be offset against the purchase price. If purchase option is exercised in Year 2, 75% of the rent paid can be offset against the purchase price. Rent free period available subject to terms.



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'An Excellent Business Location'



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