



Office 3.0 Unit 2F

The Atrium, Blackpool Business & Retail Park, Blackpool, T23 2TVY

Private Office Space to Let in well-established Business and Retail Park

27.21 sq m
(292.89 sq ft)

- Private office space
- Convenient Location in Blackpool Business & Retail Park
- Adjoining Occupiers Include Apex Clinic, Kevin Condon Financial Brokers, Optimize & Wholesale Distribution
- Ample Parking Available

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Summary

Available Size	27.21 sq m
Rent	€850 per month All-inclusive + VAT @ 23%
Business Rates	Included in rent
Service Charge	Included in rent
Legal Fees	Each party to bear their own costs
BER Rating	F (801103987)

Description

The property comprises a modern third-generation office unit located on the second floor of The Atrium, forming part of a larger 192.30 sqm (2,070sqft) office suite. The accommodation benefits from LED lighting and lift access, with communal kitchen and ladies' and gents' WC facilities also provided within the suite.

Convenient parking is available at the adjacent multi-storey car park, providing easily accessible parking for occupiers. The suite is shared with four established occupiers, namely Optimize, Apex Clinic, Kevin Condon and Wholesale Distribution.

The combination of modern office accommodation, a professional tenant mix and convenient parking makes this an appealing opportunity for businesses seeking well-presented office space in a convenient and established location.

Location

Located just off the N20, The Atrium forms part of the successful Blackpool Business and Retail Park. The main entrance to the building is from the property's north eastern end through a bright glazed entrance leading to an impressive atrium, the full building height. 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.

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

Accommodation

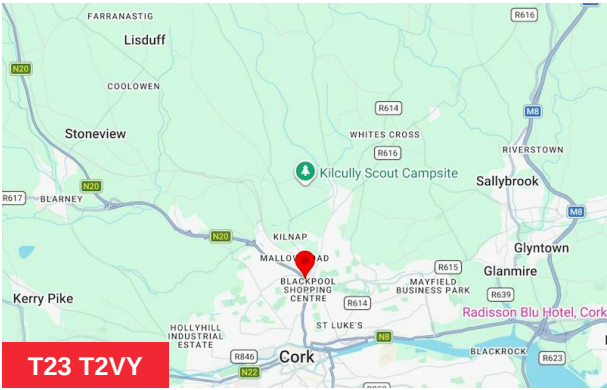
The accommodation comprises the following areas:

Building Type	sq ft	sq m
Office	292.89	27.21
Total	292.89	27.21

Letting Terms

The office space is available on a 12 month licence agreement at an all-inclusive rent.

For more information, please contact our letting agent.



Viewing & Further Information



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SECOND FLOOR

