



Site 4a

Harbour Point Business Park, Courtstown, Little Island, T45 FD21

**Circa 0.435 Hectare
industrial development site
in prestigious business Park.**

0.44 Hectares
(1.07 Acres)

- FPP for 1486 sq.m warehouse/ office building.
- 928 sq.m Warehouse with 15m eaves height. circa 558 sq.m office on two levels.
- Located in prestigious business park with views over Cork Harbour.
- Planning Reference 06173/21.
- All mains services adjacent.
- Site levelled and hardcored.

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Summary

Available Size	0.44 Hectares
Price	€700,000
Business Rates	N/A
Service Charge	N/A
Estate Charge	N/A
BER Rating	BER exempt - No building present

Description

Lisney is delighted to offer this prime development opportunity in Little Island, with Full Planning Permission for a state-of-the-art detached high-bay warehouse and office facility. The approved development extends to approximately 1,486 sq.m, comprising a 928 sq.m warehouse together with 558 sq.m of office accommodation arranged over two floors. Designed to modern industrial standards, the warehouse incorporates three dock levellers and benefits from an exceptional 15-metre eaves height, providing maximum operational flexibility for occupiers. The office accommodation is positioned to take full advantage of the property's elevated setting, offering excellent views over Cork Harbour. The scheme also includes extensive on-site car parking and circulation areas within a secure site boundary.

Opportunities to acquire a fully serviced development site in Little Island are exceptionally rare. This property presents a unique opportunity for owner-occupiers to develop and own a modern, purpose-built facility in one of Cork's premier industrial and logistics locations.

Location

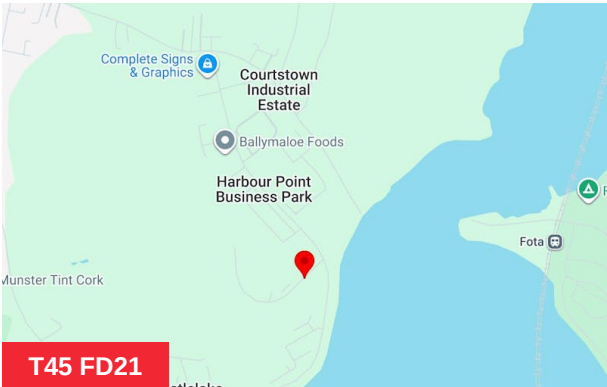
Harbour Point Business Park is strategically located in Courtstown, Little Island, approximately 2 km east of the Eastgate Roundabout/N25 interchange and just 5 km from the Jack Lynch Tunnel, providing direct access to the M8 and N40 road networks. The location offers excellent connectivity to Cork City Centre, the Port of Cork, Cork Airport, and the wider national motorway network, making it an ideal base for logistics, distribution, manufacturing and office occupiers. Situated on the south-eastern side of Little Island, Harbour Point Business Park is a prestigious and modern business destination that enjoys panoramic views across Cork Harbour and Fota Island. The park has become one of Cork's most sought-after commercial locations, attracting a range of leading national and international occupiers.

Neighbouring businesses include Crane Worldwide Logistics, EZ Living Interiors, Value Centre, DB Schenker, ProSys Group and CEVA Logistics, underscoring the strength of the location as a premier industrial and business hub.

Accommodation

The accommodation comprises the following areas:

Name	Size	Availability
Ground - Site Area	0.44 Hectares	Available



Viewing & Further Information



Gerard O'Callaghan
0872886067
gocallaghan@lisney.com