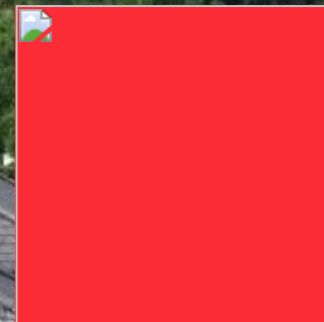


Available Immediately

Core House, Cork, P31 E446

Class 3 (Office)





ABOUT THE PROPERTY

Ideal high profile location within easy reach of South Ring Road and N22.

Extensive carparking available.

Air-conditioning.

LED Lighting

Lift access.

Access to shared kitchen and shower and toilet facilities.

Intercom and remote access to front door.



LOCATION

Core House is situated on the corner of Ballincollig Link Road and Killumney Road in Westpoint Business Park. The location provides ease of access to Ballincollig town centre and to the N22 and N40 via the Poulavone Junction with onward access to the South Ring Road. Core House benefits from extensive onsite carparking.



DESCRIPTION

Lisney offer this quality office suite situated on the second floor of Core House, Westpoint Business Park, Ballincollig. The high profile property benefits from an excellent location off the Link Road in Ballincollig with good vehicular, public transport and pedestrian access. The offices are located on the second floor of a modern purpose built office building with separate office suites situated around a central core with shared kitchen and toilet facilities. The offices are fitted out to a high standard with Cat 6 data cabling, LED Lighting, air-conditioning, lift and access control. There is excellent on site car parking facilities. Viewing is highly recommended.



ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m
2nd - Office Suite	1,291.67	120
Total	1,291.67	120

TENANT PROFILE

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ZONING

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Air-conditioning.

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Lift access.

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Intercom and remote access to front door.

LOCATION

Core House is situated on the corner of Ballincollig Link Road and Kilmoney Road in Westpoint Business Park. The location provides ease of access to Ballincollig town centre and to the N22 and N40 via the Poulavone Junction with onward access to the South Ring Road. Core House benefits from extensive onsite carparking.

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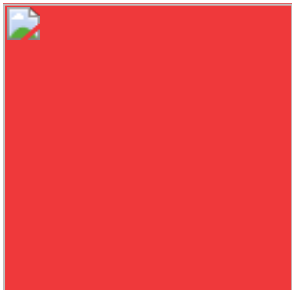
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BER INFORMATION

BER C2 361.48



For further information

Viewing Strictly by appointment with the sole letting agent Lisney.

Lisney Commercial Real Estate

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Earlsfort Terrace, Dublin 2, D02 PH42
Tel: +353 1 638 2700
Email: dublin@lisney.com

 lisney.com @LisneyIreland

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.

