

FOR SALE

Suite 4D, The Atrium, Blackpool, Cork

INVESTMENT OPPORTUNITY (Tenant Not Affected)



LOCATION

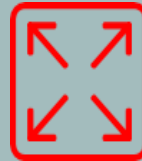
This suite is located in The Atrium Building in Blackpool which forms part of the larger Blackpool Retail and Office Development, a busy suburban office and retail development approx. 3kms north of Cork City Centre. Adjacent to the Office and Retail Park is Blackpool Shopping Centre anchored by Dunnes Stores.

The Atrium Building fronts the N20 Commons Road, the main national road linking Cork and Limerick. There is excellent road connectivity and a regular bus service linking Blackpool to the City Centre.

Existing office occupiers at The Atrium include Blizzard, Everseen, Horizons and MHC Consulting Engineers. Retailers in the retail park include Boots, Woodies, Aldi, Lifestyle Sports and Dealz among others.



Fourth Floor Office



Approx. 4935sq. ft. (458 sq. m)



Tenant
Fiosrú
Office of the Police Ombudsman



Current rental income
€74,025 per annum exclusive



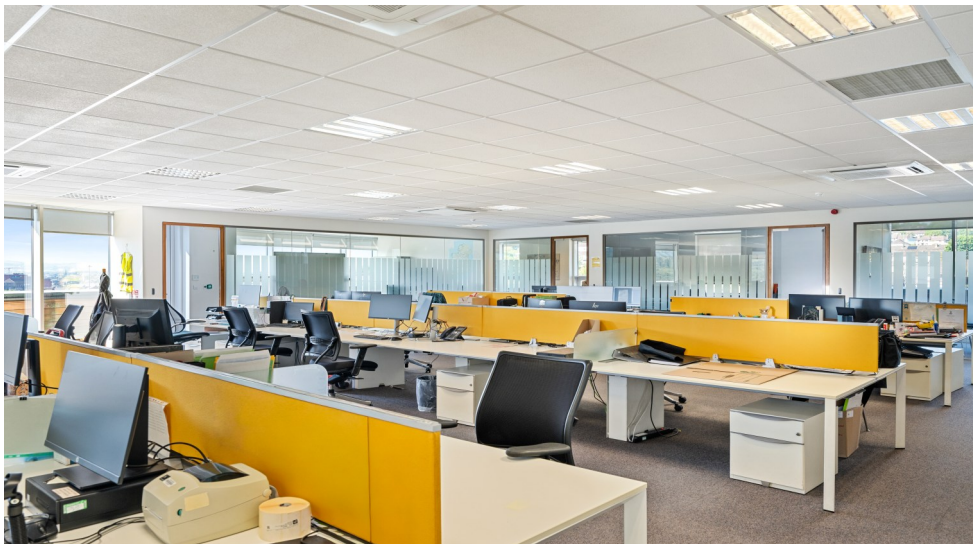
10 Year lease from 1st October 2018



Guide price €750,000
NIY 8.9%

DESCRIPTION

The property comprises a modern fourth floor self contained office suite with wrap around external balcony. The suite is finished to a high standard throughout and recently refurbished. There is a lift access serving all floors and on site car parking.



TENANCY SCHEDULE

Floor	Floor Area	Tenant	Lease Start	Lease Expiry	Annual Rent
4th Floor	3,4935 sq. ft. 458 sq. m.	Fiosrú	1st October 2018	30th September 2028	€74,025 per annum exclusive

Note: Parking in the adjacent Multi-Story Car Park to benefit the tenancy.



