

**FIRST FLOOR OFFICE/COMMERCIAL PREMISES  
PEARSE STREET, BANDON, CO. CORK**

**BER D1**



**021-427 5079**

- Approx. 116.8 sqm (1,258 sqft).
- Modern first floor office/commercial accommodation.
- Suitable for a variety of uses.
- Flexible terms.
- High profile location in Bandon town centre.
- Neighbouring occupiers include Boylesports, O'Donovan Off Licence and The Munster Arms Hotel.



**LOCATION**

The property is centrally situated in Bandon Town Centre on the north side of Pearse Street at its junction with South Main Street. Neighbouring occupiers include Boylesports, O'Donovan Off Licence and The Munster Arms Hotel.

**DESCRIPTION**

The property comprises self-contained first floor office accommodation. Internally the property is laid out with an open plan office, 3 no. private offices, canteen and toilet facilities.

**ACCOMMODATION**

Floor	Description	SqM	SqFt
First	Offices	116.8	1,258

**SERVICES**

All main services are connected.

**RENT**

€10,000 per annum exclusive.

**BER INFORMATION**

BER: D1

BER No.800216889.

EPI: 528.63 kWh/m<sup>2</sup>/yr.

**FURTHER INFORMATION / VIEWING**

For further information or to arrange a viewing, please contact Lisney.

**David McCarthy** 021-427 5079 dmccarthy@lisney.com

**Mark Kennedy** 021-427 5079 mkennedy@lisney.com



**CORK OFFICE**

1 South Mall, Cork,  
T12 CCN3.  
Tel: +353 21 427 5079  
Fax: +353 21 427 2405  
Email: cork@lisney.com

**OTHER OFFICES**

St. Stephen's Green House,  
Earlsfort Terrace, Dublin 2, D02 PH42  
Tel: +353 1 638 2700  
Fax: +353 1 638 2706  
Email: dublin@lisney.com

1st Floor, Montgomery House, 29-33  
Montgomery St, Belfast, BT1 4NX.  
Tel: +44 2890 501 501  
Fax: +44 2890 501 505  
Email: property@lisney-belfast.com

23 Hanover Square, Mayfair,  
London W1S 1JB,  
United Kingdom  
Tel: +44 (0)203 714 9055  
Email: London@lisney.com

Lisney for themselves and the Vendor/Lessor whose Agents they are give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor and none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 3. The particulars, various plans, photographs, dimensions, references to condition and permissions for use and occupation are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending Purchasers or Tenants shall satisfy themselves by inspection or otherwise as to correctness of each of them. No omission, accidental error or misdescription shall be ground for a claim for compensation nor for the rescission of the contract by either the Vendor/Lessor or the Purchaser/Tenant. 4. Neither the Vendor/Lessor nor Lisney nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property. 5. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.

