

PROMINENT CORNER COMMERCIAL PROPERTY WANDESFORD QUAY / SHARMAN CRAWFORD STREET, CORK



021-427 5079

- Self-contained ground floor premises extending to approx. 166.8 sqm (1,795 sqft) with 6 no. parking spaces **OR** 306.7 sqm (3,301 sqft)
- Planning permission for retail and office uses
- Suitable for a variety of uses including showroom or medical uses subject to planning permission
- Prominent location with dual aspect to Wandersford Quay and Sharman Crawford Street
- Located in Cork city centre and within a short walking distance from Washington Street, Western Road, Grand Parade and UCC



LOCATION

The property is situated with dual aspect at the corner of Wandesford Quay and Sharman Crawford Street at the western end of Cork city centre immediately south of Washington Street and is in walking distance of UCC, Lancaster Quay, Western Road, Grand Parade, South Mall and all other city centre locations. The property has excellent profile.

St. Finbarr's Cathedral is located directly to the south along with St. Aloysius Secondary School, CIT Crawford College of Art & Design and Crawford Business Park. To the east is South Bank office development and the proposed site for the development of a 6,000 seat conference and events centre. Neighbouring occupiers include St. Finbarr's Q Park, Snap, Hanigan's Office Supplies and Achilles Clinic.

DESCRIPTION

The property comprises a self-contained ground floor commercial unit. The premises is laid out in an open plan space, with a suspended ceiling, large display windows and glass front with automatic sliding doors leading to an enclosed private car parking area which forms part of the ground floor and is accessible from Wandesford Quay.

The property is suitable for a variety of uses including retail, office, showroom or medical subject to planning permission.

SERVICES

All main services are available.

LEASE

New lease available.

RENT

€29,000 per annum exclusive.

ACCOMMODATION

Floor	Description	SqM	SqFt
Ground	Commercial Premises	166.8	1,795
	Total	166.8	1,795
Ground	Enclosed Car Park Area	139.9	1,506
	Approx. Gross Internal Floor Area	306.7	3,301

BER INFORMATION

BER: C3.

BER No: 800317273.

EPI: 1167.57 kWh/m²/yr.

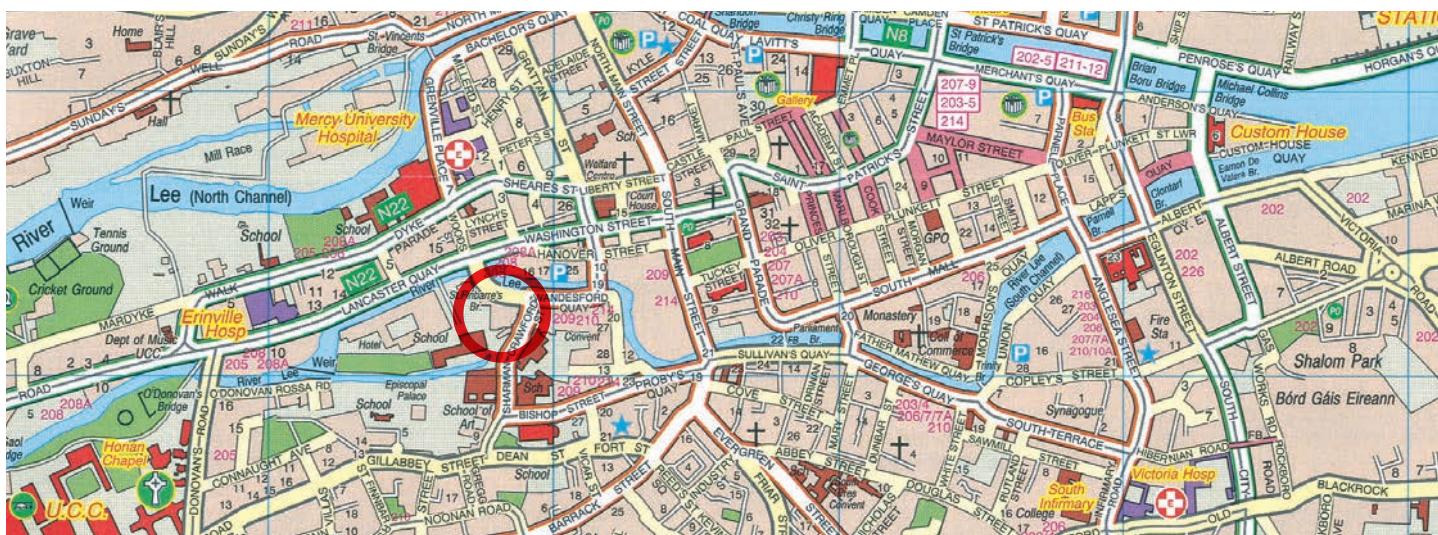
FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

Mark Kennedy 021-427 5079 mkennedy@lisney.com

Margaret Kelleher 021-427 5079 mkelleher@lisney.com



Ref: CKC37501

CORK OFFICE

1 South Mall, T12 CCN3, Cork.
Tel: +353 21 427 5079
Fax: +353 1 638 2706
Email: cork@lisney.com

OTHER OFFICES

St. Stephen's Green House, Earlsfort Terrace, D02 PH42, Dublin 2.
Tel: +353 1 638 2700 Fax: +353 1 638 2706 Email: dublin@lisney.com
1st Floor, Montgomery House, 29-33 Montgomery Street, Belfast, BT1 4NX.
Tel: +44 2890 501 501 Fax: +44 2890 501 505 Email: property@lisney-belfast.com

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