

THE ELYSIAN

CORK

TO LET



COMMERCIAL UNITS AVAILABLE

from approx.
180 sqm to
1,200 sqm



FEATURES

- High profile location off the South Link Road, Albert Road and Eglinton Street.
- Adjacent to One Albert Quay and City Hall
- Within minutes of The Clarion Hotel, Lapps Quay and South Mall.
- Existing occupiers include Aldi, Affidea and El Vino Restaurant.
- Excellent on site car parking and customer/client car parking.
- Quality landlord specification.



LOCATION

Superb location in Cork city centre with high profile presence to the South Link Road, Eglinton Street and Albert Street. One Albert Quay is immediately adjacent with occupiers including Johnson Controls, Arup, PWC and Investec. Occupiers in the vicinity include the Cork City Council, KBC, Deloitte, Gas Networks Ireland and EY.

SPECIFICATION

- Raised access floors (as required)
- Plastered and painted walls
- Ladies & gents toilets
- Suspended ceiling
- Diffused florescent lighting
- Air conditioning

USES

Office, retail and medical use proposed.

ACCOMMODATION

Unit	Floor	Sqm	Sqft
3	Ground	242	2,609
4	Ground	323	3,477
*6	Ground	327.5	3,525
7	Ground	322.9	3,476
	First	880.7	9,480
	UNIT 7 TOTAL	1,203.6	12,956
*8	Ground	296.5	3,186
*9	Ground	178.8	1,924

* RESERVED



BER RATING



BER No: 800496481
EPI: 3903.41 kWh/m²/yr

RENT

€25 psf per annum exclusive.

LEASE

New leases available.

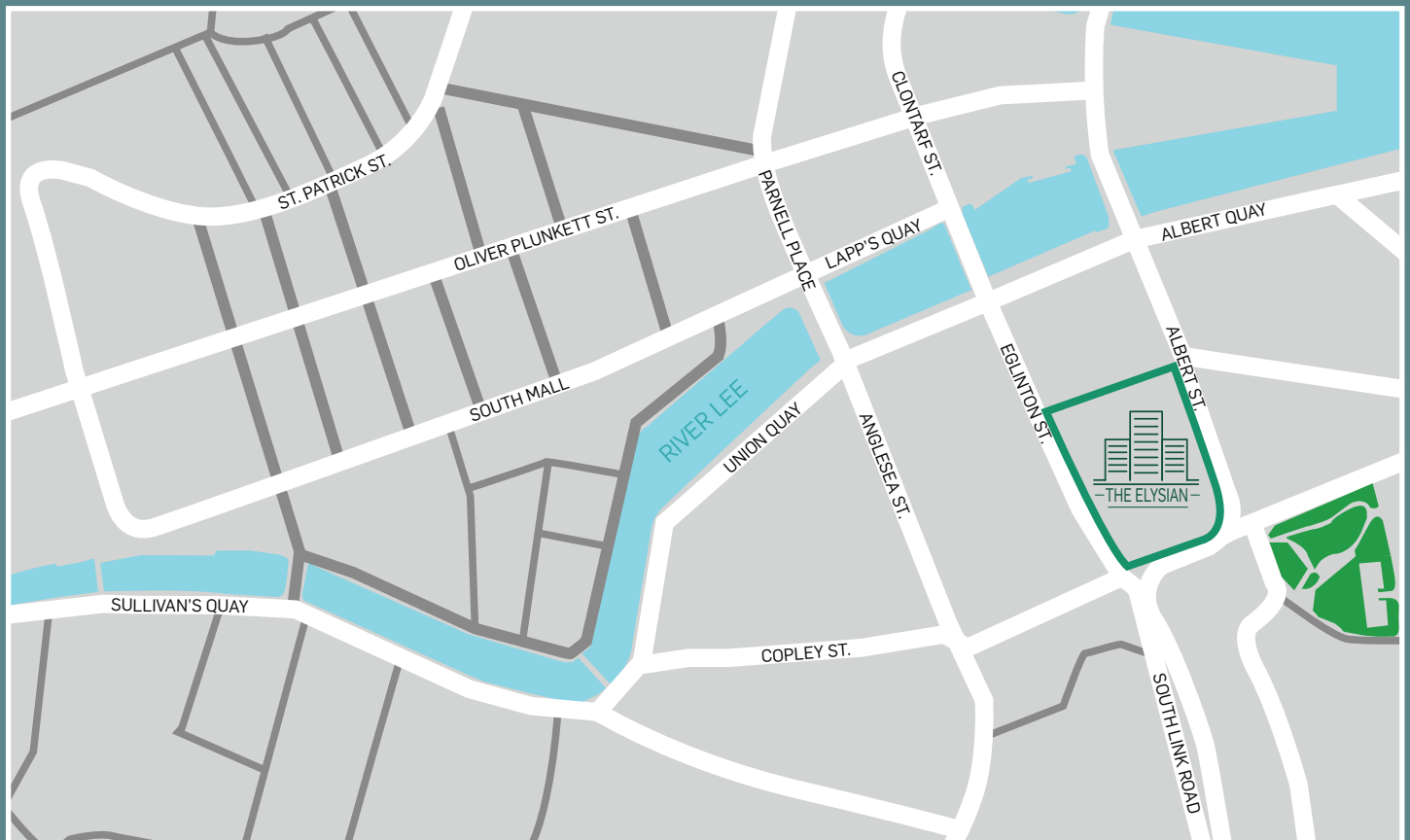


VIEWING

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