

THE ELYSIAN

CORK

TO LET



COMMERCIAL UNITS AVAILABLE

from approx.
242 sqm to
323 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 The Bookshelf 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



BER RATING



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

RENT

€25 psf per annum exclusive.

LEASE

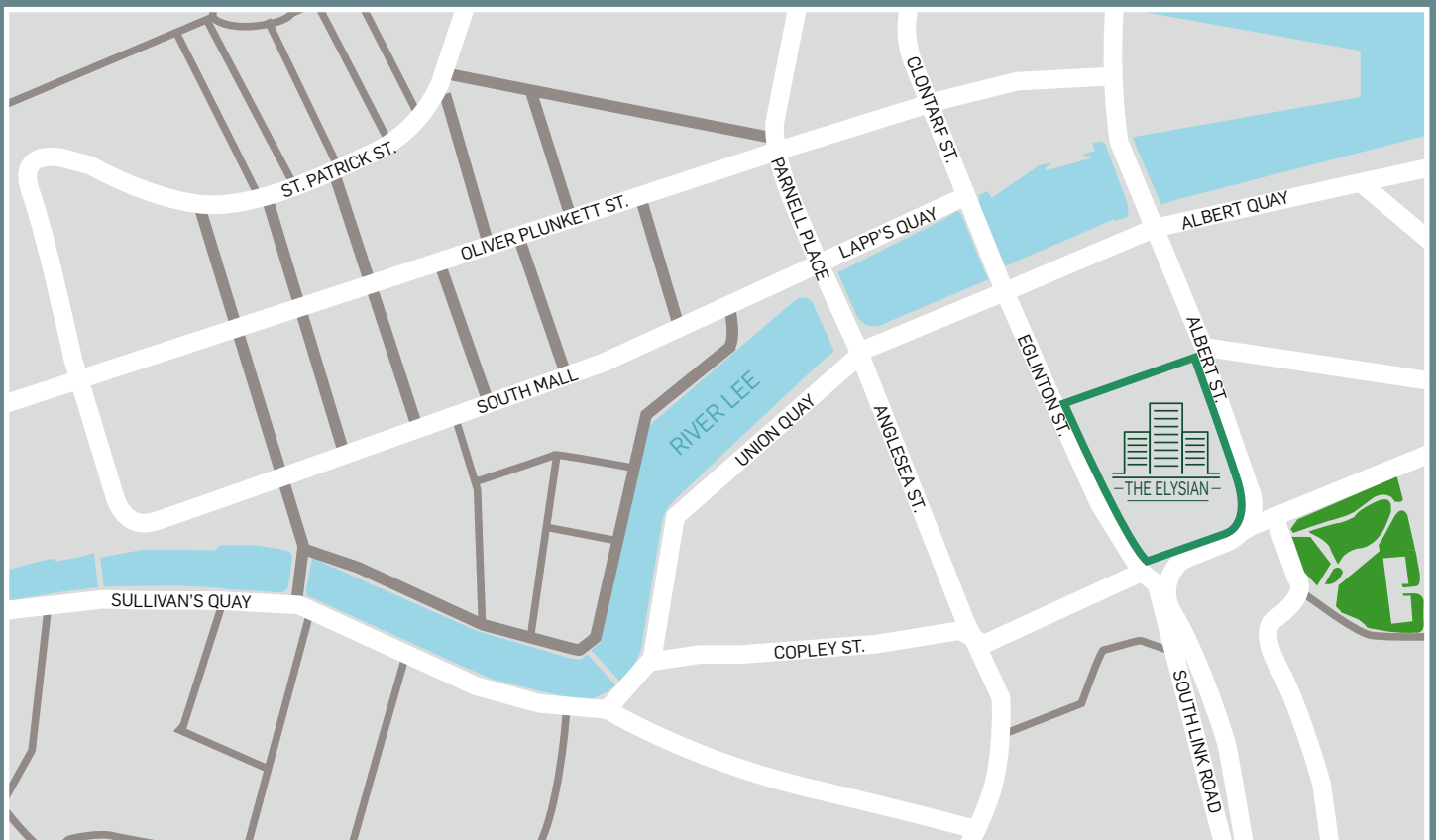
New leases available.

VIEWING

For further information please contact:

David McCarthy 021 427 5079
Margaret Kelleher 021 427 5079

dmccarthy@lisney.com
mkelleher@lisney.com



Lisney, 1 South Mall, Cork. T: 021-427 5079 E: cork@lisney.com W: www.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. PSRA Licence: 001848.