

PRIME CITY CENTRE OFFICES 1 SOUTH MALL, CORK

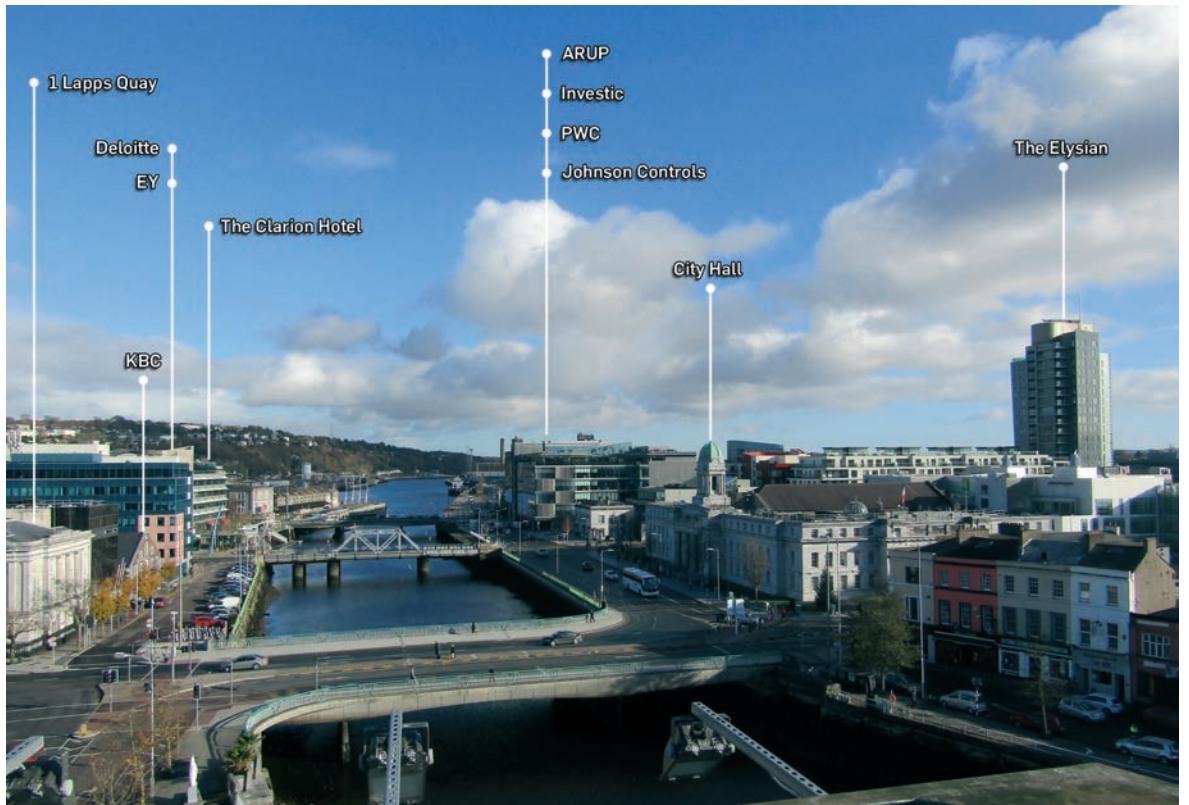
- Third and fifth floors available extending to approximately 276.4 sqm (2,975 sqft) each
- Prime office location in the heart of Cork's Central Business District
- On the eastern end of South Mall overlooking the River Lee with passenger lift and stairs access to all upper floors
- Neighbouring occupiers include Cork Passport Office, Lisney, KPMG, Davy and the Imperial Hotel is adjacent
- Fitted to a good standard and suited to immediate occupation.
- The floors have extensive glazing maximizing the panoramic views north, south and east of the city.
- Recently installed double glazed windows throughout.
- New lease with flexible terms available

BER C3



021-427 5079





LOCATION

The property is situated in a prime location on South Mall at its Eastern end, close to its junction with Parnell Place. South Mall is the heart of Cork’s central business district with a high concentration of financial institutions, solicitors offices, insurance firms and auctioneers offices dominating the streetscape.

THE PROPERTY

The property comprises the entire third floor and penthouse office suite of a six storey purpose built office building. Both floors have an open plan office, series of private offices, together with a canteen and ladies and gents cloakrooms. The property benefits from extensive glazing on two sides, extensive views over the River Lee and has excellent natural lighting.

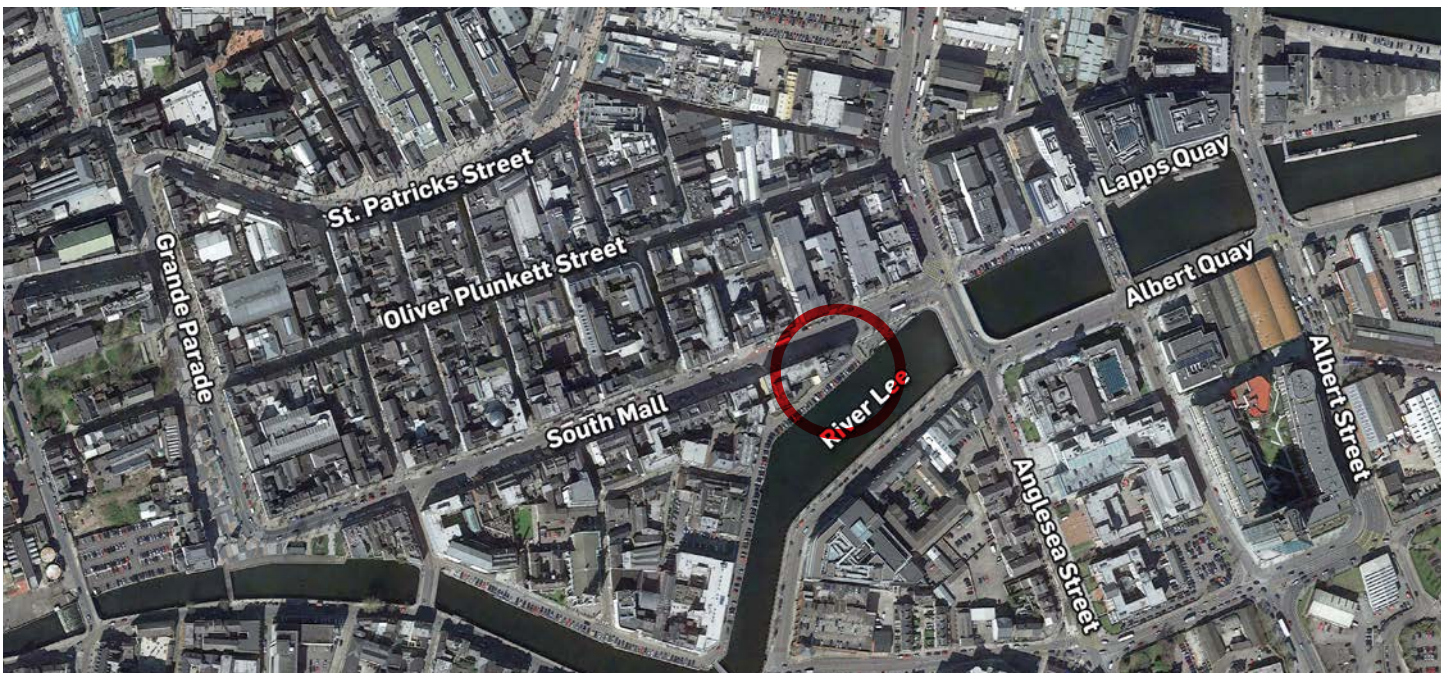
ACCOMMODATION

Floor	Description	Sqm	Sqft
Third	Open plan office, canteen & staff cloakrooms	276.4	2,975
Penthouse	3 no. open plan areas, 1 office, canteen & staff cloakrooms	276.4	2,975

LEASE

New lease available.

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BER INFORMATION

BER: C3.

BER No: 800460842.

EPI: 341.62 kWh/m²/yr.

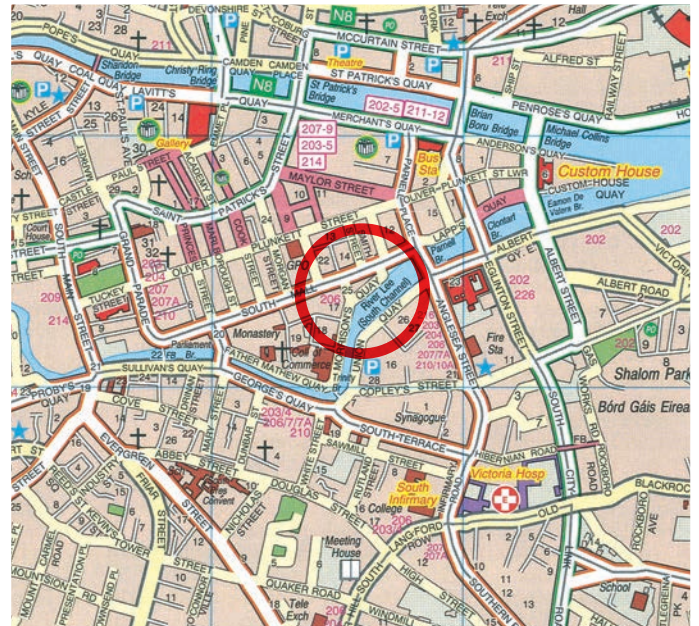
FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

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Ref: CKC38039

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.

