



Cleve Quarter

Monahan Road, Cork

FOR SALE

- Office Investment Opportunity
- Approx. 3,205.26 sqm (34,501 sqft)
- 85 car spaces

Lisney



Location

The property is situated approx. 1.5 km east of Cork city centre on the southern side of Monahan Road in Cork's south docklands. This is an established commercial location with Cleve Business Park on an adjoining site to the west and the Tellengana House and Phoenix House office buildings nearby. Monahan Road runs parallel to Centre Park Road and it is a main traffic artery connecting the south docklands with the suburb of Blackrock and the city centre.



Description

The property comprises a detached five storey office building on a site of approx 0.38 hectares (0.94 acres). The building is constructed on a structural frame with concrete block and architectural panel walls with extensive glazing on the front elevation, concrete floors and flat metal deck roof. The fourth floor is set back and there is an external terrace. The building is constructed around a central service core which incorporates stairs, two 8 person lifts and toilets on each floor level. Each floor is subdivided and the offices are mainly finished to a shell standard internally. Unit 14 on the third floor does have a suspended acoustic tile ceiling. The main ground floor entrance lobby has a tiled floor. There are 30 undercroft/basement car spaces and there are 55 surface car spaces to the rear.

The eastern section of the first floor was previously sold on a long leasehold title and this is in separate ownership and is excluded from the sale. The owner occupiers on part of the first floor are not affected by this sale.

Accommodation

Floor	Unit No	Sqm	Sqft
Ground	1A	21.30	229
	1	285.00	3,068
	2	206.44	2,222
	3	259.31	2,791
First	4		Excluded
	5		Excluded
	6	206.15	2,219
	7	258.97	2,788
Second	8	133.19	1,434
	9	199.92	2,152
	10	205.45	2,211
	11	258.03	2,777
Third	12	132.55	1,427
	13	198.95	2,141
	14	205.05	2,207
	15	258.01	2,777
Fourth	16	114.80	1,236
	17	262.14	2,822
Approx. Total		3,205.26	34,501



BER Information

BER: **BER C1**

BER No: 800500530

EPI: 379.13 kwh/m²/yr

Solicitors

Harrison O'Dowd,
Estuary House,
Henry Street,
Limerick.

Sales Price

€1,500,000

Contact/Viewing Information

For further information please contact the sole selling agent Lisney:

Edward Hanafin

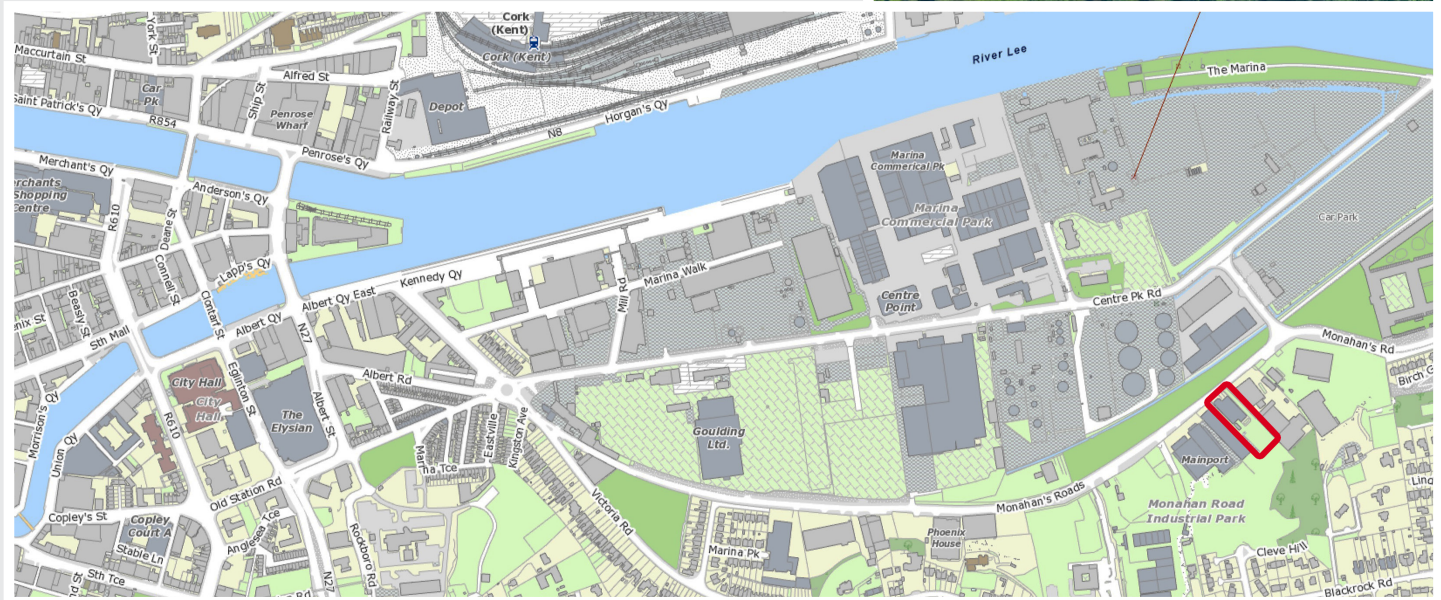
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Disclaimer

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Lisney, South Mall, Cork

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• lisney.com