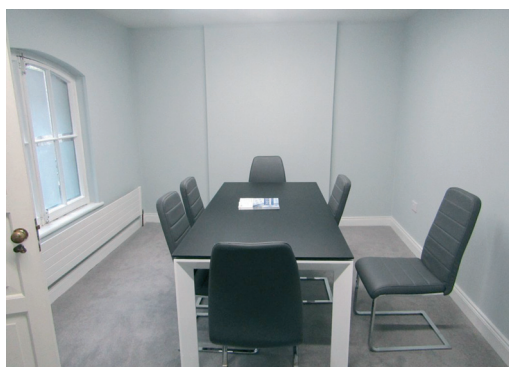


PRIME CITY CENTRE OFFICE INVESTMENT 45 SOUTH MALL, CORK (TENANT NOT AFFECTED)

- Four storey office building extending to a total area of approximately 193.8 sqm (2,086 sqft).
- Attractive investment opportunity with a current rental income of €44,000 per annum.
- Let to Cantor Fitzgerald Ireland Limited on a 25 Year IRI Lease from August 2001.
- Cantor Fitzgerald is a leading global financial services firm employing approximately 10,000 people worldwide.
- Situated in a prominent city centre location at the western end of South Mall near the intersection with Grand Parade.

021-427 5079



LOCATION

The property is centrally situated in Cork city centre on the north side of South Mall at its western end close to the intersection with Grand Parade.

South Mall is the heart of Cork's central business district with a high concentration of financial institutions, solicitor's offices, insurance firms and auctioneers offices dominating the streetscape.

DESCRIPTION

The property comprises a self-contained four-storey terraced Georgian office building with a three storey return. The ground floor is laid out with reception area, board room and canteen with a number of private office, meeting and storage rooms on the upper floors.

TENANCY

The entire is let to Cantor Fitzgerald Ireland Limited on a 25 year internal repairing and insuring lease from August 2001 at a current rent of €44,000 per annum. There are 5 yearly rent reviews with an upwards only rent review clause and no break option.

TENANT COVENANT

Cantor Fitzgerald Ireland is a private limited company incorporated in January 1998 with offices in Cork, Limerick and Dublin and is part of the leading global financial services firm Cantor Fitzgerald who employs over 10,000 people in 25 countries.

ACCOMMODATION

Floor	Description	Sqm	Sqft
Ground	Reception, board room & kitchen.	46.7	503
Return	Meeting room.	22.7	244
First	Office & coms room.	35.9	386
First Return	Storage.	11.3	122
Second	Office.	37	398
Third	3 no. office / storage rooms	40.2	433
Total NIA		193.8	2,086

GUIDE SALE PRICE

€600,000.

BER INFORMATION

BER: D1.

BER No: 800600462.

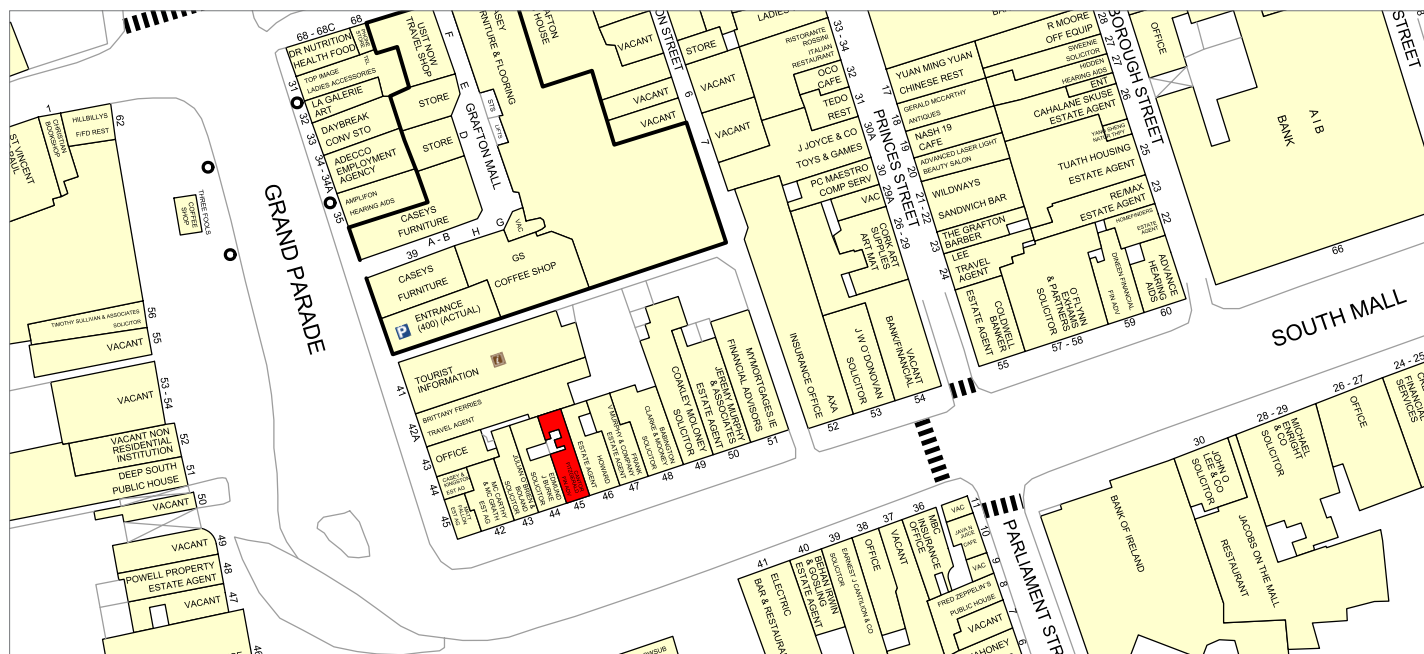
EPI: 479.04 kWh/m²/yr.

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole selling agent Lisney.

For further information please contact:

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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 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 No. 001848.

