

**SUPERB OFFICE OPPORTUNITY
29 SOUTH MALL, CORK**

BER D2



021-427 5079

- Prime location in the heart of the central business district
- Attractive and prominent period office building with four floors fronting South Mall
- Total accommodation extends to approx. 395 sqm (4,250 sqft) with approx. (1,135 sqft) at ground floor level
- Located on the western end of South Mall, Corks premier business address
- Neighbouring occupiers include Bank of Ireland, Jacobs on the Mall, Electric Bar, AIB and AXA Insurance Group
- New lease with flexible lease terms available



LOCATION

The property is situated in the heart of the central business district in Cork on the south side of South Mall at its western end close to its intersection with Parliament Street. South Mall comprises a high concentration of professional offices dominating the streetscape.

THE PROPERTY

The property comprises a mid-terrace purpose built office building with four floors fronting the South Mall. The property is laid out with reception area/general office and two private offices at ground floor level, three private offices and cloak room at first floor level, two private offices at second floor level with four private offices at third floor level.

GUIDE RENT

€45,000 per annum exclusive.

LEASE

New lease available.

ACCOMMODATION

Net Internal Floor Area	SqM	SqFt
Ground Floor	147	1,587
First Floor	98	1,051
Second Floor	83	898
Third Floor	66	714
Total	394	4,250

BER INFORMATION

BER: D2
 BER No: 800527590
 EPI: 436.49 kWh/m²/yr

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

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