

COMMERCIAL / OFFICE OPPORTUNITY

### 2A DRINAN STREET CORK, TI2 CY28

- Attractive commercial accommodation located in a 3 storey building fronting Drinan Street.
- Total floor area extends to approx.
  609 sq.m (6,558 sq.ft).
- Located in Cork City centre a short distance from Grand Parade and South Mall.
- New lease available.

# 021-427 5079









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#### LOCATION

The property is centrally situated in Cork city centre on the east side of Drinan Street close to it's junction with Sullivans Quay. The property is located in an established commercial area in close proximity to the South Mall which is the heart of Corks Central Business District within walking distance of St. Patricks Street.

Neighbouring occupiers within the vicinity include Plus IO CoWorking, Sober Lane, Spar, Azure Jewellery and Filter Coffee and Café Velo.

#### DESCRIPTION

The ground floor is laid out with a reception, lobby, 3 no. studio rooms and a changing area. The first floor comprises a double height studio, ladies changing area and store as well as a mezzanine that incorporates locker rooms. The second floor comprises an open plan studio room.

There are 6 no. designated car parking spaces to the rear of the building.

#### ACCOMMODATION

The subject property comprises three floors of commercial accommodation contained in a larger three storey terraced building which fronts Drinan Street. The total net internal floor area is 609sqm (6,558 sqft). the accommodation would suit a leisure type user or traditional office user.

#### **GUIDE RENT**

€45,000 per annum exclusive

#### LEASE

New lease available

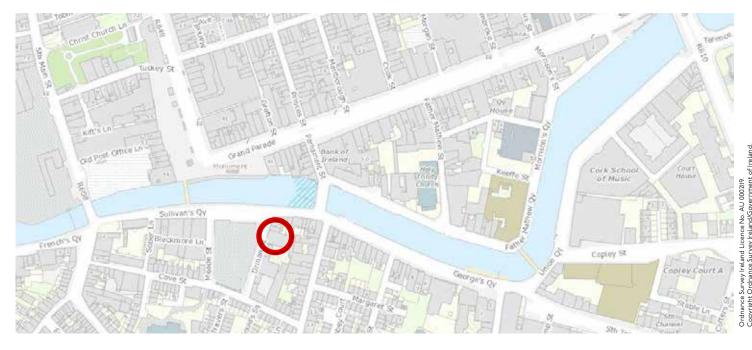
#### BER INFORMATION

BER: Exempt

#### FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney. For further information please contact:

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#### DUBLIN

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#### BELFAST

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