

**Lisney**

COMMERCIAL / OFFICE OPPORTUNITY

## 2A DRINAN STREET CORK, T12 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



TO LET

**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 10 CoWorking, Sober Lane, Spar, Azure Jewellery and Filter Coffee and Caf  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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**CORK**

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.

