

BER B2

1 South Mall Cork



TO LET

Newly Refurbished City Centre Office Premises
Approx 269 - 806 sqm (2,892 - 8,677 sqft)

Lisney

CORK HIGHLIGHTS



Ireland's second largest city



Amongst the fastest growing cities in Europe with a forecasted growth of approx. 125,000 in the city and 150,000 in the county by 2040



3rd friendliest city in the world



University College of Cork ranked in the top 2% in the world



Some 150 Global FDI companies located in Cork



8/10 of the world's top pharmaceutical companies based in Cork



Cork International Airport situated approx. 7km south of the city centre handling approx. 2.4m passengers in 2018



Excellent public transport links available with major transport investment proposed under the Cork Metropolitan Area Transport Strategy Plan 2040 incorporating a light tram service from Ballincollig to Mahon via Cork city centre



Features

- Approximately 269 - 806 Sqm available.
- CAT A Landlord Specification.
- Prime office location in the heart of Cork's Central Business District.
- Newly refurbished offices in this landmark building.
- On the eastern end of South Mall overlooking the River Lee with passenger lift and stairs access to all upper floors.
- Extensive glazing maximizing the panoramic views north, south and east of the city.
- Superb open plan floor plates and working environment with excellent natural lighting.
- Neighbouring occupiers include Cork Passport Office, Lisney, Forcepoint, KPMG, The Maldron Hotel and Eventbrite.
- New leases available.

Location

The property is situated in a prime location on South Mall at its Eastern end, close to its junction with Parnell Place. South Mall is the heart of Cork's Central Business District and the eastern end of the street has seen significant new investment recently including Cork University Business School, opening of The Maldron Hotel and development of 85 South Mall with KPMG and Forcepoint as tenants. Further east larger Grade A offices are being developed at Navigation Square, Penrose Dock and Horgan's Quay.

Description

The property comprises a six storey purpose built office building offering five floors of modern open plan office space. Situated on the south side of South Mall at its most eastern end the property's end of terrace build gives the property great prominence. The property benefits from extensive glazing to three sides with scenic views over the city centre, docklands area and the River Lee and has excellent natural lighting. The ground floor is self-contained and occupied by Lisney with a secure glazed entrance foyer serving the upper floors via a passenger lift and stairs.

The office floors will be mainly open plan and finished to a landlord specification to include:

- Suspended grid ceilings and tile ceiling systems
- 600 x 600 mm carpet floor tile finish
- Heating and cooling air conditioning system
- Plastered and painted walls
- Low energy LED lighting
- New bathroom facilities

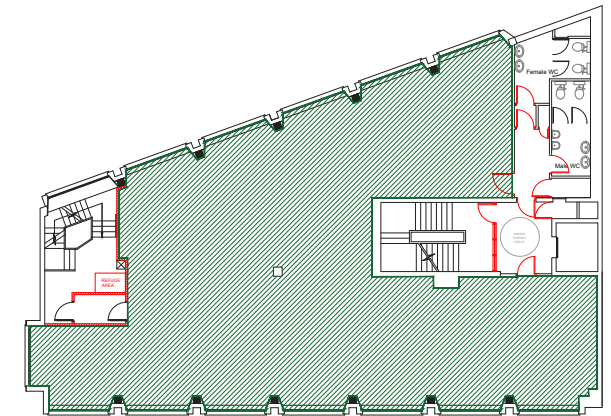
Accommodation

Floor	SQM	SQFT
First*	278.4	2,997
Second*	278.4	2,997
Third	268.7	2,892
Fourth	268.7	2,892
Fifth	268.7	2,892
Total	1,362.9	14,670

* Let



Typical Floor Plans



3rd, 4th & 5th Floor Plan

For Identification Purposes Only.

Lease

New leases available.

BER

BER: B2

BER No.: 800711350

EPI: 241.07 kWh/m²/yr

Viewing

Strictly by appointment through the sole letting agents Lisney.

For Further Information, please contact:

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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 including 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. PSRA No. 001848

