

6 Lapps Quay

C O R K



TO LET

First Floor Office Suite
Approx. 370 sq m (3,982 sq ft)

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

- Approx. 370 sq m (3,982 sq ft)
- Fully fitted office suite finished with a high quality specification
- Established commercial location, part of the 6 Lapps Quay office building, adjacent to the Clayton Hotel and City Quarter.
- New lease available

Location

The property is centrally situated in Cork city centre at Lapp’s Quay/Clontarf Street in Cork’s central business district. It is situated opposite the Clayton Hotel in an established office and commercial location. Lapp’s Quay adjoins South Mall and the City Quarter office building is adjacent.

Nearby occupiers include Bord Gais, EY, Deloitte, KBC Bank, Morgan McKinley / La Crème Recruitment, GJ Moloney Solicitors, and City Hall.

Cork is the Republic of Ireland’s second largest city located on the south coast with a county population of over half a million people. Cork is recognised as the commercial centre for the south with a number of multinationals choosing to locate here, including; Dell EMC2, Amazon, Apple, Johnson & Johnson, Novartis, Pepsi and Lilly.

Description

The property comprises a 3rd generation office suite located on the first floor of a six storey modern office building.

Internally the offices are laid out with an attractive reception area, canteen, boardroom, open plan offices and a series of individual private offices. Ladies and gents and disabled toilets are accessed off the first floor foyer.

The office accommodation is fitted to an extremely high standard and includes raised access floors with a carpet finish, Cat 5 cabling, integrated phone system, suspended ceilings, air conditioning and recessed lighting.

The upper floors in the building are accessed via a passenger lift and stairs.

Accommodation

Floor	SQM	SQFT
First	370	3,982



Lease

New lease available.

BER

D1

BER No. 800759110

254.57 kWh/m²/yr

Rent

€90,000p.a exclusive

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 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. PSRA No. 001848

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