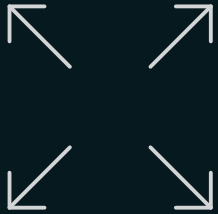


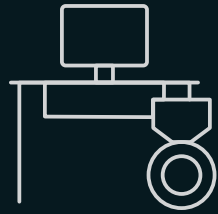


Unit 3A, Third Floor, 6 Lapps Quay, Cork

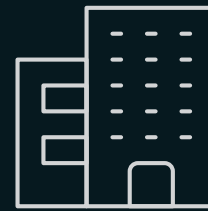




Approx. 526 sqm (5,662 sqft)



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 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.

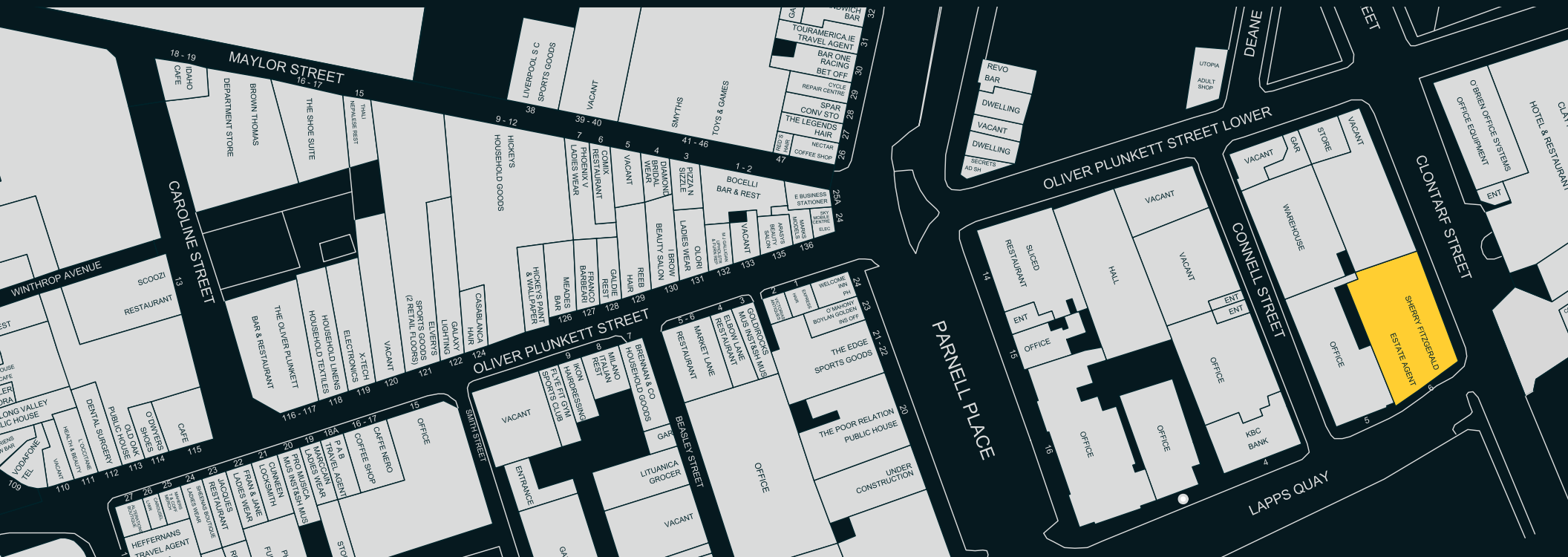
Cork is the Republic of Ireland's second largest city located on the south coast with a county population of over half a million people. Cork is recognised as the commercial centre for the south with a number of multinationals choosing to locate here, including; Dell EMC2, Amazon, Apple, Johnson & Johnson,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

Description

The property comprises a 3rd generation office suite located on the third floor of a six storey modern office building. Internally the offices are laid out with an attractive reception area, canteen, boardroom, open plan office, 2 no. meeting rooms, staff kitchen, storage areas and a series of individual private offices. Ladies and gents and disabled toilets are accessed off the third floor foyer.

The offices are finished with raised access floors with carpet floor covering, plastered and painted walls, and suspended acoustic tile ceiling incorporating lighting and air conditioning.

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







Shalom Park

Aldi

The Elysian

Navigation Square

One Albert Quay

Cork City Hall

Unit 3A, Third Floor,
6 Lapps Quay, Cork

EY

Clayton Hotel


Lease

New lease available

Rent

€136,000 p.a exclusive

BER Information

Ber Rating 

No. 800826323

255.71 kWh/m²/yr

Viewing

Strictly by appointment through the sole letting agents Lisney.
For Further Information, please contact:

Edward Hanafin	021-427 5079	ehanafin@lisney.com
David McCarthy	021-427 5079	dmccarthy@lisney.com

The logo consists of a red square containing the word "Lisney" in white, bold, sans-serif font. Below "Lisney" is a thin white horizontal line, and below that, the words "COMMERCIAL REAL ESTATE" in a smaller, white, sans-serif font.

Lisney

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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.