

BER C2

FOR SALE

Lisney
COMMERCIAL REAL ESTATE



COMMERCIAL BUILDING WITH PARKING

64-65 COLLEGE ROAD, CORK

THE LOCATION

The subject property is situated on the southern side of College Road and close to its junction with Highfield Ave. The property is located opposite UCC and adjacent to the Bons Secours Hospital and in close proximity to Cork University Hospital.

The immediate surrounding area is mixed residential and commercial. The northern side of College Road is dominated by University College Cork and The Bons Secours Hospital.

DESCRIPTION

The property comprises a part two storey and part single storey modern detached commercial building with car parking to the rear, the entire on a site of approx. 0.2 acres.

The ground floor is laid out with an open plan office, 3 no. private offices and stores. The first floor is laid out with an open plan office with storage, private office, conference room, kitchen, store and male and female toilets.

The enclosed tarmacadam surface carparking to the rear of the property provides parking for approx. 10 cars.

ACCOMMODATION

Floor	Description	Sqm	Sqft
Ground	Open plan office, 3 no. private offices and stores.	213.96	2,303
First	Open plan office with storage, managers office, conference room, kitchen, store, male and female toilets.	126.4	1,361
	Approx. Total	340.36	3,664

HIGHLIGHTS

- Detached two storey commercial building.
- Total accommodation extends to approx. 340.36 sqm (3,664 sqft).
- Secure site with designated parking for approx. 10 cars.
- Suited to a variety of uses subject to planning permission.
- Neighbouring occupiers include; UCC, Bons Secours Hospital, College Road Pharmacy and Daybreak Convenience store.



County Hall

Mardyke Arena

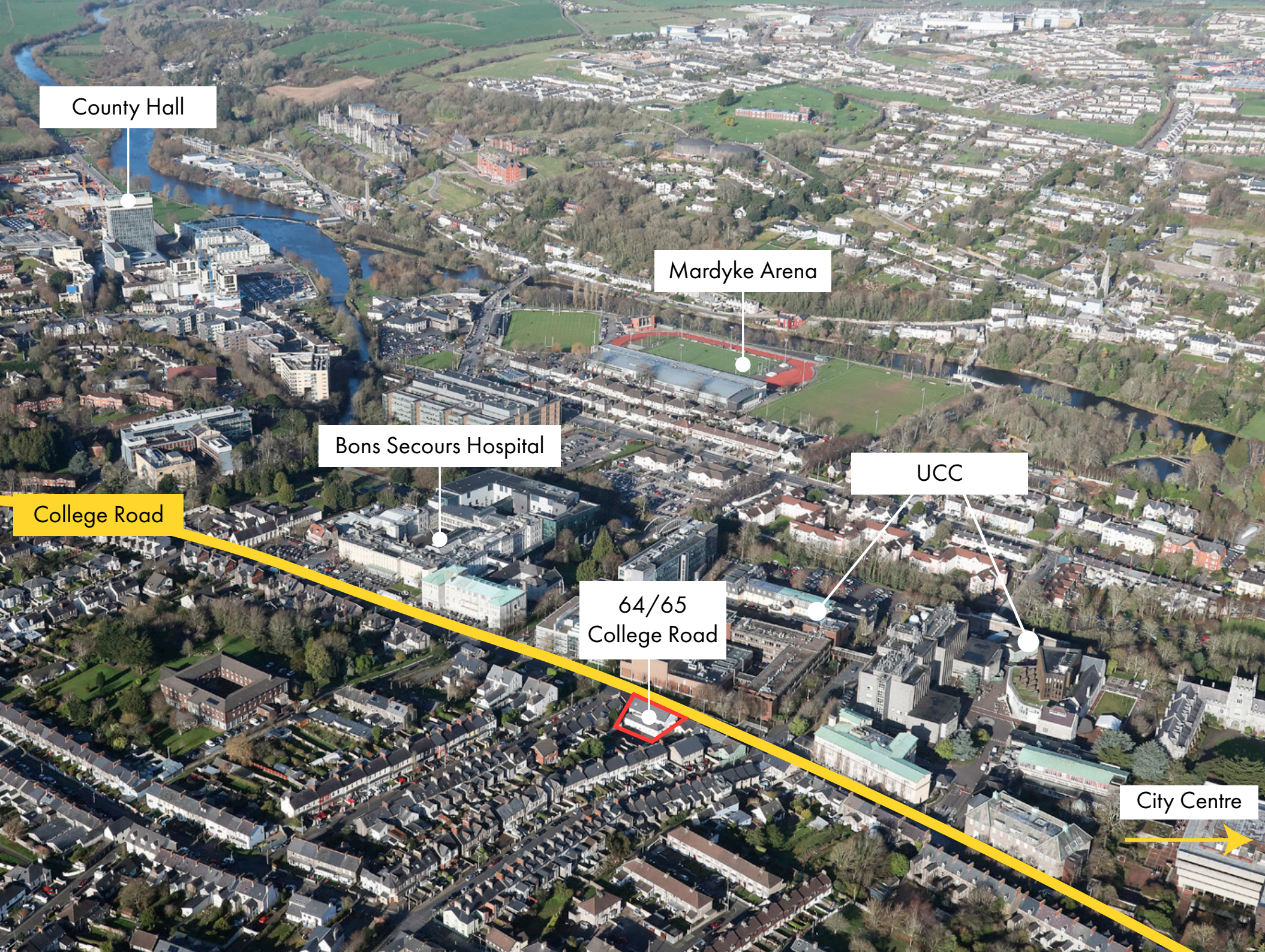
Bons Secours Hospital

UCC

College Road

64/65
College Road

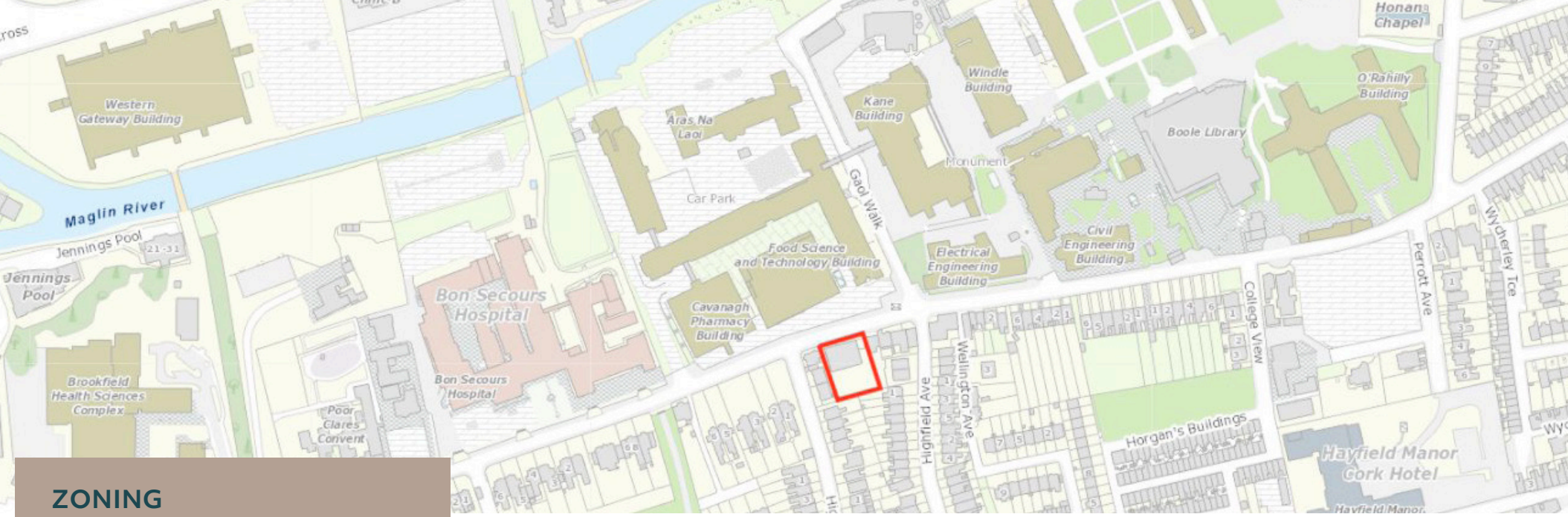
City Centre



64/65
College Road



For Identification Purposes Only



ZONING

The property is located within an area zoned 'Neighbourhood and Local Centres' in Draft Cork City Development Plan 2022 – 2028 and is also situated within an area designated 'Architectural Conservation Area'.

SERVICES

All mains services are connected to the property. Heating is provided by means of gas fired central heating.

BER

Rating: **BER C2**

BER Number: 800839037



GUIDE SALE

€1,100,000 plus vat if applicable

FURTHER INFORMATION / VIEWING

Strictly by appointment through the sole letting agents Lisney.

For Further Information, please contact:

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The logo for Lisney Commercial Real Estate, featuring the word "Lisney" in a large, white, sans-serif font on a red square background. Below "Lisney" is a thin white horizontal line, and underneath that, the words "COMMERCIAL REAL ESTATE" are written in a smaller, white, all-caps, sans-serif font.

Lisney

COMMERCIAL REAL ESTATE

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Lisney PSRA No. 001848.