

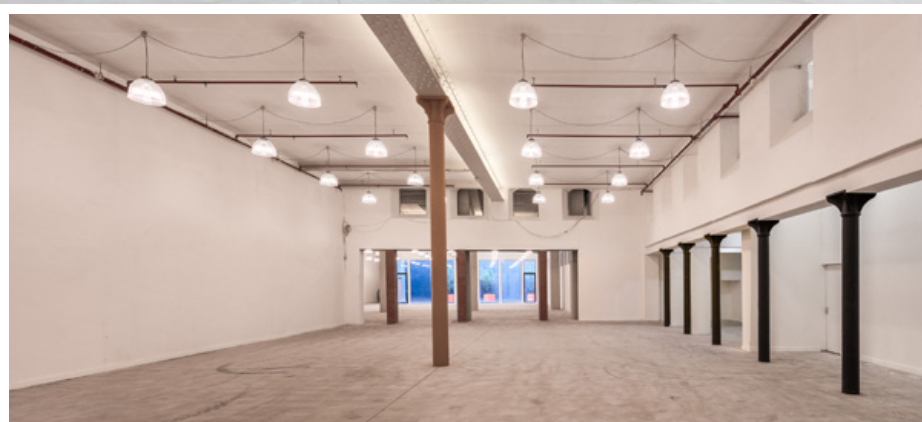
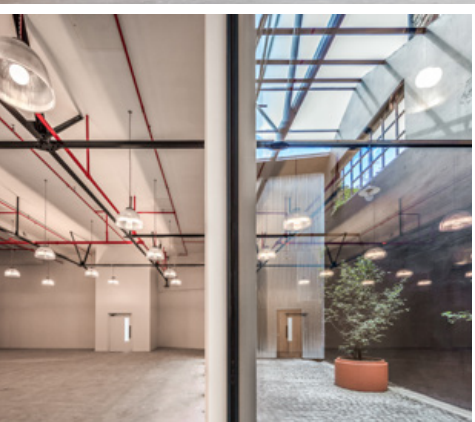
BER B1

Lisney



TO LET UNIQUE OFFICE OPPORTUNITY

UNIT E, THOMPSON HOUSE, MCCURTAIN STREET, CORK



Approx. 1,073 sqm
(11,560 sq ft)



Ground floor office suite contained in
a landmark high profile commercial
building



Centrally situated in Cork city centre
and neighbouring occupiers include
Thompson Restaurant & Microbrewery,
The Glass Curtain, ReZz hotel and the
Metropole Hotel



New lease available

Location

The property is centrally situated in Cork city centre on the north side of MacCurtain Street, at its eastern end. This area is known as the Victorian Quarter and occupiers on the street include the Metropole Hotel, Everyman Theatre, Leisure Plex, Spar, Issacs Restaurant, Greens Restaurant and various mixed retail, office, restaurant and bar uses. Neighbouring occupiers include Thompson Restaurant & Microbrewery, The Glass Curtain, Bunzl, Vsource, and Starcircle.

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.



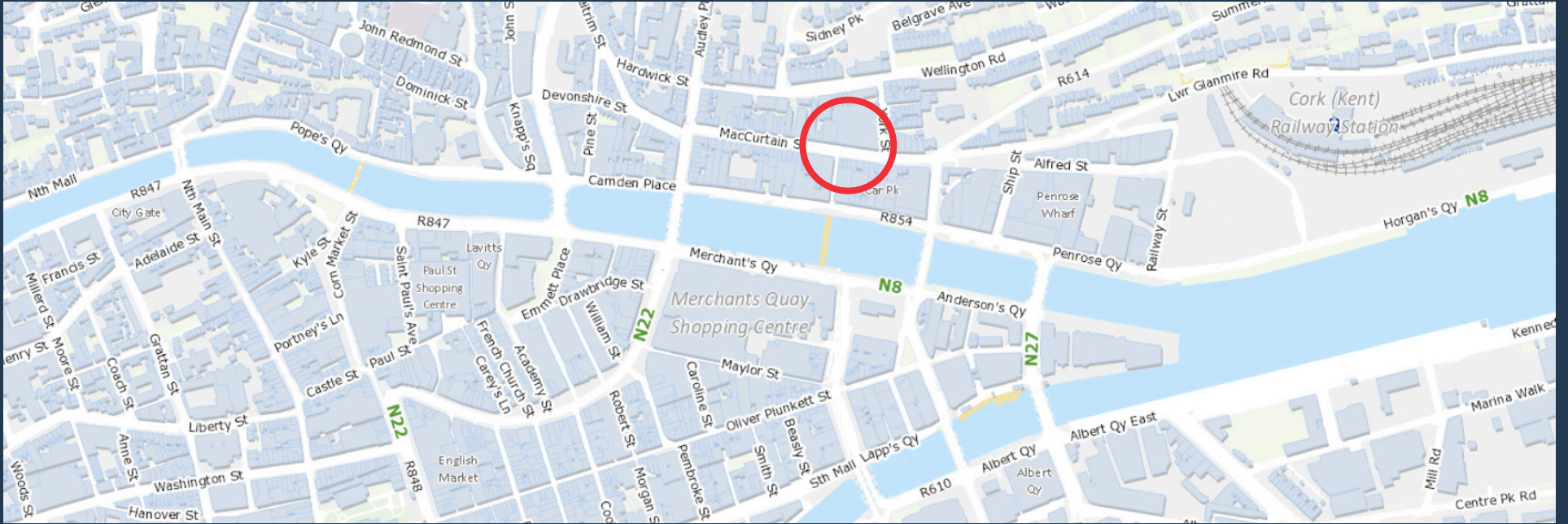
Description

The property comprises a modern office unit located on the ground floor of the landmark commercial building known as Thompson House.

The office is currently laid out as mainly open plan with a service block of ladies and gents toilets and an accessible shower to the side. There is an enclosed feature courtyard to the rear off the main office. The office is unique and full of character with exposed brick work in parts and the floor to ceiling heights range from 4m up to 5.7m.

Test space layouts are available on request.





Lease

New lease available

Rent

On application

BER Information

Building Energy Rating: B1

BER No: 800848400



Lisney
1 South Mall,
Cork, T12 CCN3
T +353 (0) 21 427 5079
E cork@lisney.com

Viewing

Strictly by appointment through the sole letting agents Lisney.

For Further Information, please contact:

David McCarthy | 021-427 5079 | dmccarthy@lisney.com

Edward Hanafin | 021-427 5079 | ehanafin@lisney.com

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.