

FIRST FLOOR OFFICE, ARDROSTIG, BANDON ROAD, BISHOPSTOWN, CORK

BER C1



021-427 5079

- First floor office extending to approx. 1779 sqm (1,915 sq ft)
- Modern fully fitted office accommodation
- High profile location with frontage onto Bandon Road (N71), just off the South Ring Road approx. 4km southwest of Cork city centre
- Established commercial location
- 6 no. car parking spaces



**LOCATION**

The property is situated on the western side of Cork approx. 4 km southwest of Cork city centre on the western side of the Bandon Road (N71) close to the Bandon Road Roundabout and flyover on the South Ring Road (N40). This is a high profile location on a busy main road and one of the main arterial routes in Cork. There are a number of commercial properties in the vicinity including Dunnes Stores, William O'Brien Public Storage Ltd, Inver Filling Station, Audi Cork and Johnson & Perrott.

**DESCRIPTION**

The subject property comprises first floor office accommodation in a modern detached two storey building. Internally the first floor is laid out to include a mix of open plan offices, private offices, board room, canteen and male & female toilets. The accommodation is finished with plastered & painted walls, suspended ceilings, recessed lighting and carpet flooring. The property has the benefit of 6 no. car parking spaces.

**ACCOMMODATION**

Floor	Sqm	Sqft
First	177.9	1.915

**LEASE**

New lease available

**QUOTING RENT**

€30,000 per annum exclusive

**RATES**

Approx. €3,900 per annum

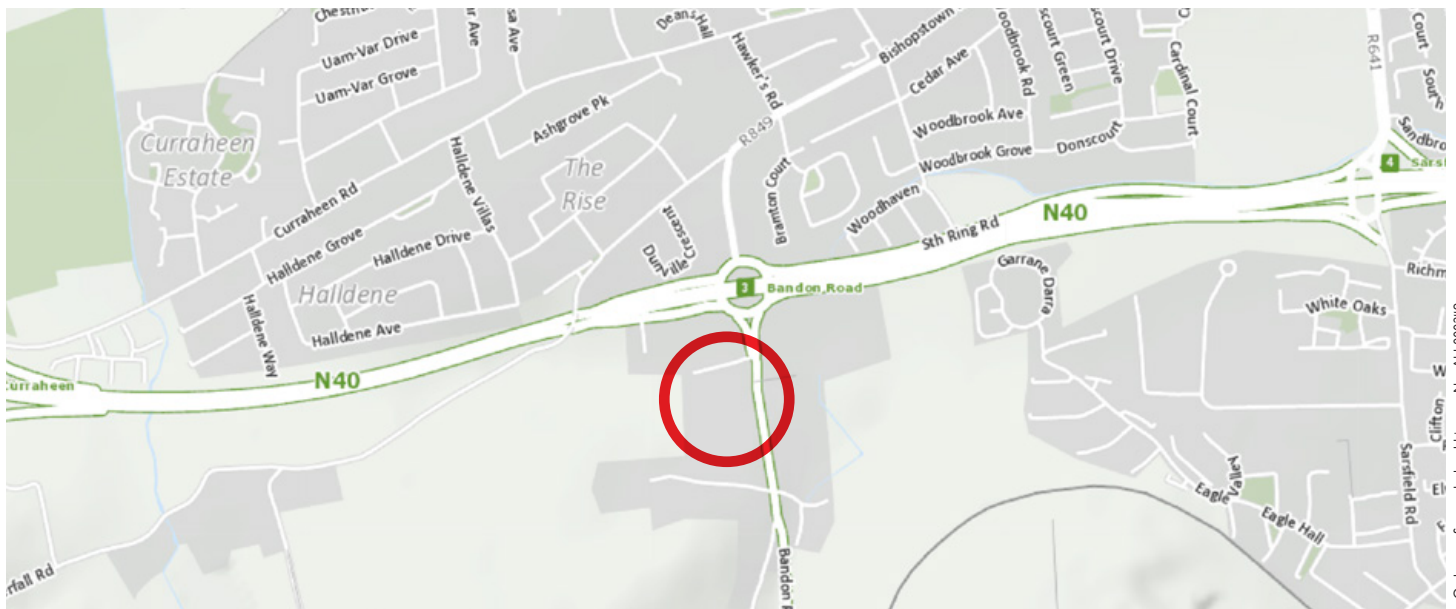
**BER**

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BERNo. 800294308

**FURTHER INFORMATION / VIEWING**

Strictly by appointment with sole letting agent 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. Lisney PSRA No. 001848.

