



FOR SALE BY PRIVATE TREATY

(Vacant Possession)

4th Floor, Number 5 Lapps Quay, Cork City

TENURE

Long Leasehold

VIEWINGS

Viewings are strictly by appointment through the joint selling agents.

BER

BER Rating: C3

BER Numbers: 800605578

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SALE HIGHLIGHTS

- Unique opportunity to acquire attractive office suite in a prime business area.
- The suite extends to a NIA of Approx. 384.98 sq m (4,144 sq ft)
- Layout consists of reception, boardrooms, cellular and open plan office space, kitchenette and file storage rooms.
- Excellent location adjacent to the Clayton Hotel, KBC Bank, One Albert Quay and The Elysian.
- For Sale with Vacant Possession



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LOCATION

Number 5 Lapps Quay is located in a highly desirable and much sought after business location directly opposite the City Hall. This waterfront location is home to some of Cork's main professional firms and is close to The Clayton Hotel, KBC Bank, One Albert Quay and The Elysian. The surrounding area provides a wide range of services including restaurants, hotels, bars, transport links, retail shops and car parks.

DESCRIPTION

The office suite forms part of an office development which fronts both Lapps Quay and Connell Street and consists six floors of offices. There is a central foyer/reception area on the ground floor accessed off Lapps Quay which provides lift and stair access to the upper floors.

The subject office suite is located on the fourth floor and has a modern fit out which includes: reception/waiting area, boardrooms, 12 offices, kitchenette, file storage rooms and open plan office space. Toilet facilities are located on each floor adjacent to the stairwell and lifts. The office has a concrete floor with dado rail trunking, suspended ceiling, air conditioning, glass partitioned offices and security swipe access controlled doors.



KBC BANK

ONE ALBERT QUAY

THE CLAYTON HOTEL

CITY QUARTER

JURY'S INN

THE PROPERTY



Floor Plan (Not to Scale)

5 LAPPS QUAY, CORK
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