

12 SOUTH MALL



BER C3

TO LEASE

High Profile - Office Building

AVAILABLE ACCOMMODATION: 434 SQ.M. (4,670 SQ.FT.)

12 South Mall



LOCATION

The Property is located on South Mall, in what is undoubtedly one of the most prestigious business addresses in Cork. This is a much sought after location and is home to Cork's major financial institutions and professional service providers.

Located in close proximity to:

- Patrick Street
- Kent Train Station
- Cork Central Bus Station
- City Hall
- Imperial Hotel
- AIB Bank
- Bank of Ireland
- Danske Bank
- South Ring Road Network



DESCRIPTION

Comprising of a recently refurbished office building with lift and stairs access, including suspended ceiling, recessed lighting and perimeter trunking for voice and data cabling. The property has a spacious, modern entrance foyer with separate access to the ground floor suite, if required.

Specification:

- Air Conditioning / Gas Heating System
- Recessed Lighting
- Open Plan Office Areas
- Lift and Stairs Access
- Car Parking Available
- Suspended Ceiling





- 1. 12 South Mall Building
- 2. Cork Bus Station
- 3. Patrick Street
- 4. Oliver Plunkett Street
- 5. Clarion Hotel, Lapps Quay
- 6. Grand Parade
- 7. South Mall
- 8. City Hall
- 9. Cork School of Music
- 10. Union Quay Car Park

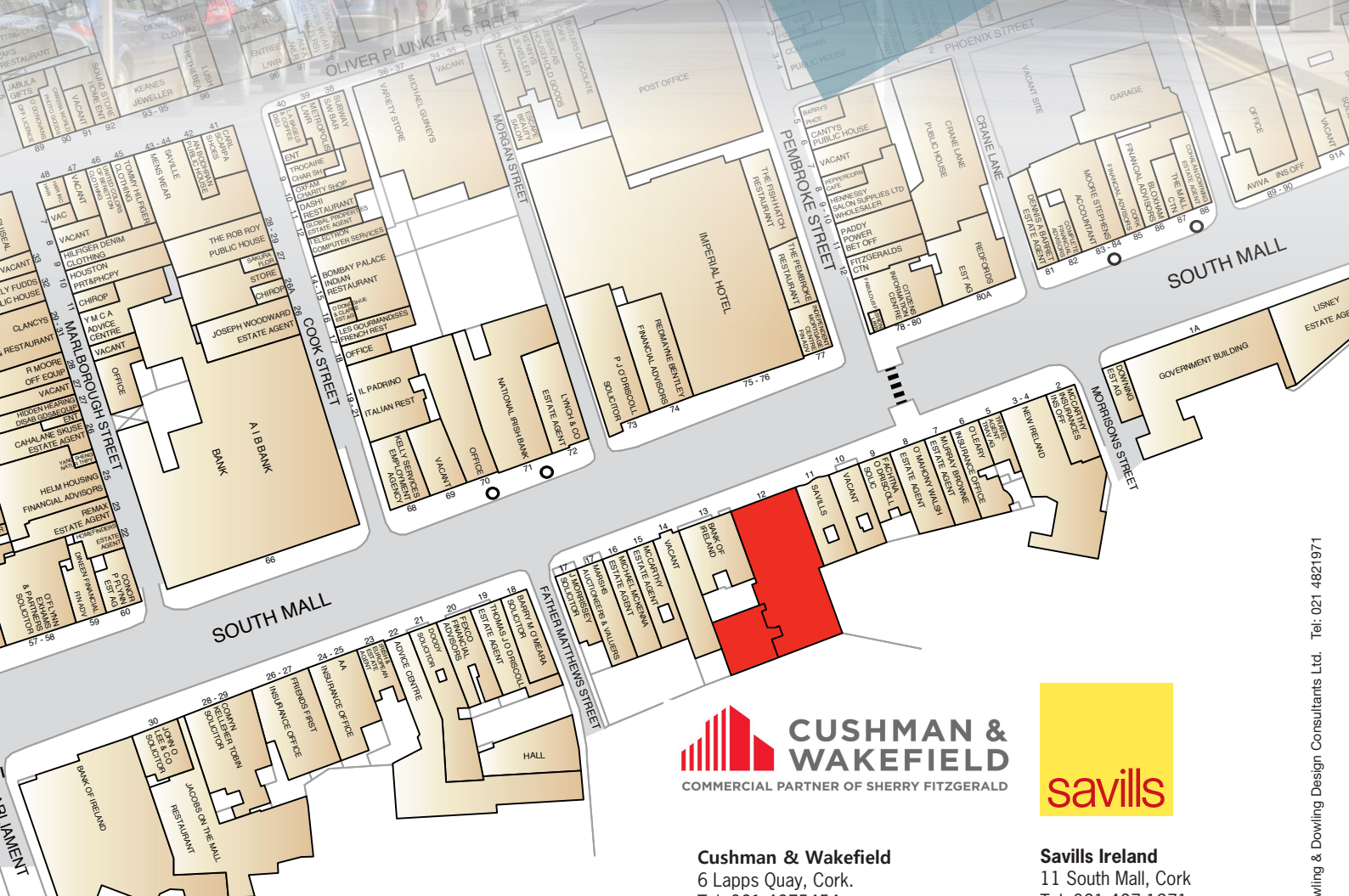
BER DETAILS:

Ber No. 800169260
Energy Performance Indicator: C3
425.12kWh/m²/yr

ACCOMMODATION:

Remaining available space of 4,670 sq ft (434 sq m)





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CONDITIONS TO BE NOTED

1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property to be relied on as a statement or representation of fact.
2. The vendor does not make or give, nor is the Agent(s) or its staff authorised to make or give any representation or warranty in respect to this property.
3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by

- inspection or otherwise as to the correctness of each of them.
4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.
5. The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively.
6. Prices are quoted exclusive of VAT (unless otherwise stated) and the purchaser/lessee shall be liable for any VAT arising on the transaction.
7. Cushman & Wakefield Registration Number: 002607