

TO LEASE

**Unit 3B, Third Floor,
6 Lapp's Quay, Cork**



Quality Office Suite
371.6 sq m / 4,000 sq ft approx.

Property Highlights

- Landmark building in the heart of Corks Central Business District opposite City Hall
- Fully fitted office suite with open plan and private office accommodation
- Double lift and stairs access from spacious lobby
- Specification includes air conditioning, suspended ceilings, recessed lighting and raised access floor
- Kent Railway Station and Cork Central Bus Station are within close proximity of the property

Contact

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Location

The property is strategically located in Cork City Centre on Lapp's Quay in Cork's Central Business District. It is situated opposite the Clayton Hotel in an established office and commercial location. This is a highly desirable and much sought after business address that hosts the majority of Cork's leading professional practices and businesses. Patrick Street, Opera Lane, the Central Bus Station and Kent Rail Station are within close proximity.

Description

The property comprises a modern 3rd generation office suite located on the third floor of a six-storey building. Accessed from the lift lobby the offices include a reception area, boardroom, open plan office, meeting rooms, staff kitchen, storage areas and a series of individual private offices. Ladies and gents and disabled toilets are accessed off the third-floor lobby.

The offices are finished with raised access floors with carpet floor covering, plastered and painted walls, suspended acoustic tile ceiling incorporating lighting and air conditioning. The upper floors in the building are accessed via two passenger lift and stairs.

Accommodation

371.6 Sq M / 4,000 Sq ft approx.

BER details

BER C2

Ber No. 800429821

Energy Performance Indicator: 412.5 kWh/m²/yr.

Price

On application.

Viewings

View by appointment with the sole agents Cushman & Wakefield.



Cushman & Wakefield
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