

Tellengana House

Tellengana House,
Blackrock, Cork
T12 XPK1

Grade A offices to let

**A UNIQUE
WORKING
ENVIRONMENT**

5,000 to 19,433 Sq/Ft



TELLENGANA

AT A GLANCE

19,433
SQ FT

19,433 sq ft available at
2nd and 5th floor



Dual aspect floor plates,
suited to sub-division



Modern accommodation in
landscaped surrounds



Staff shower &
changing facilities



Independent coffee dock
located in the lobby



Surface car parking available
at 2 spaces / 1,000 sq ft



Staff bike stores



Electric vehicle
charging points



THE OFFICES

Tellingana House offers occupiers a modern work / life balance with Grade A office accommodation in the exclusive Cork suburb of Blackrock. This third generation office building offers flexible, individual floor layouts of 19,433 sq ft on the 2nd and 5th floor levels which if required, can be sub-divided. Set on an imposing site overlooking Cork's docklands, this five story landmark building makes optimum use of natural limestone, timber and glass in its impressive design. The leafy grounds are extensively landscaped and a double height entrance foyer provides for a main reception and independently run coffee dock.

The property is finished to a high standard including:

- Raised access floors
- Suspended ceilings
- HVAC Air Management
- 3 x 8 person passenger lifts
- Modern common areas
- Excellent fibre connectivity



ACCOMMODATION

Each floor has dual aspect natural light, a staff canteen and WCs. They have also been designed to allow for sub-division, if required.

Floor	Area (M ²)	Area (FT ²)
Second	854.91	9,202
Fifth	950.52	10,231



CONNECTIVITY

Conveniently situated between the city centre and Blackrock Village, Tellengana House occupies a highly accessible location on the Blackrock Road by foot, by car or on public transport.



Ballintemple
5 Min Walk



City Centre
10 Min Walk



Central Bus Station
12 Min Walk



Kent Train Station
15 Min Walk



Mahon Point Shopping Centre
5 Min Drive



Bus Route 202
Every 10 Mins



Cork Airport
15 Min Drive

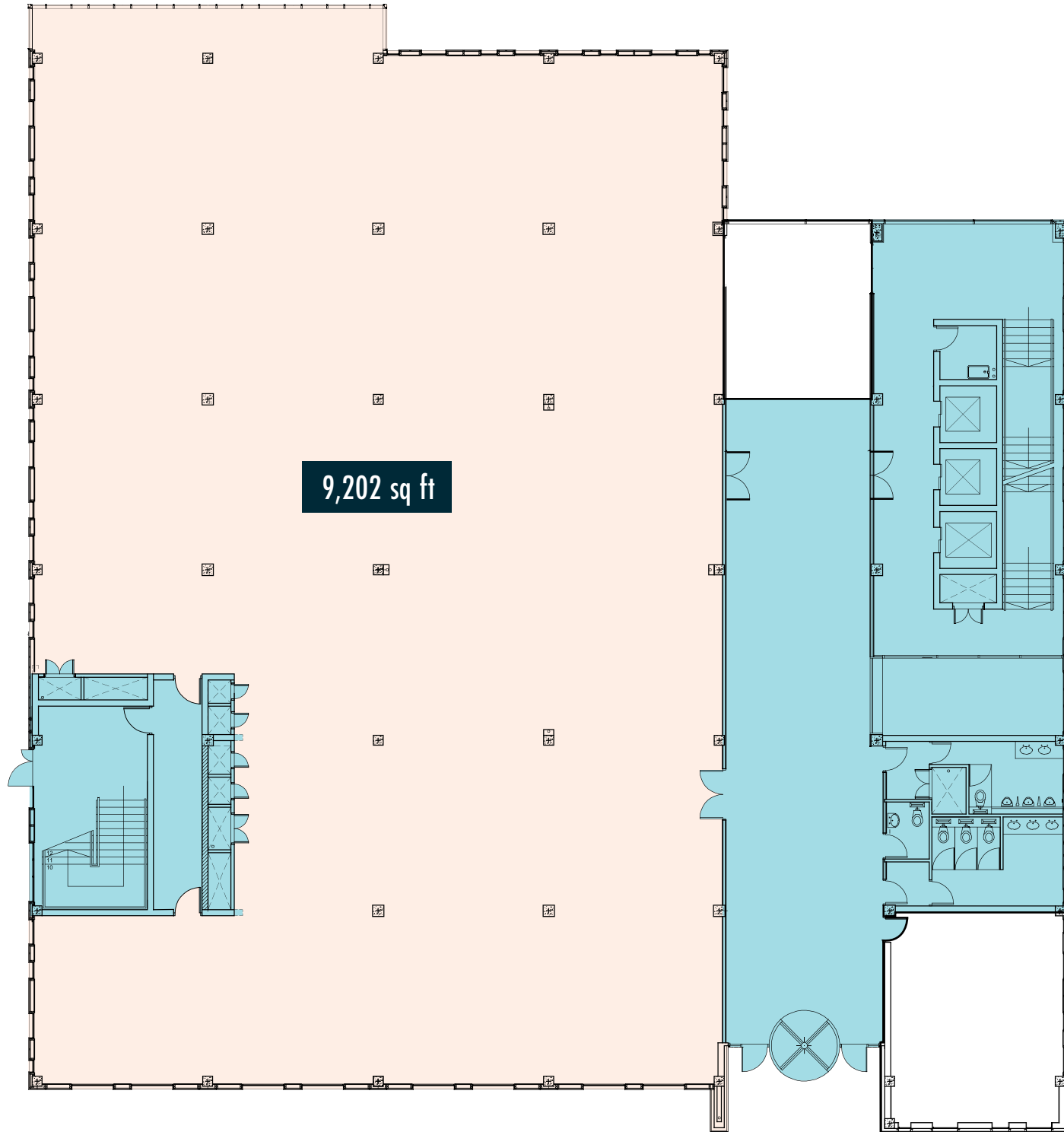
SECOND FLOOR PLAN

OPEN PLAN OFFICE A

CIRCULATION AREA

NORTH ▲

9,202 sq ft



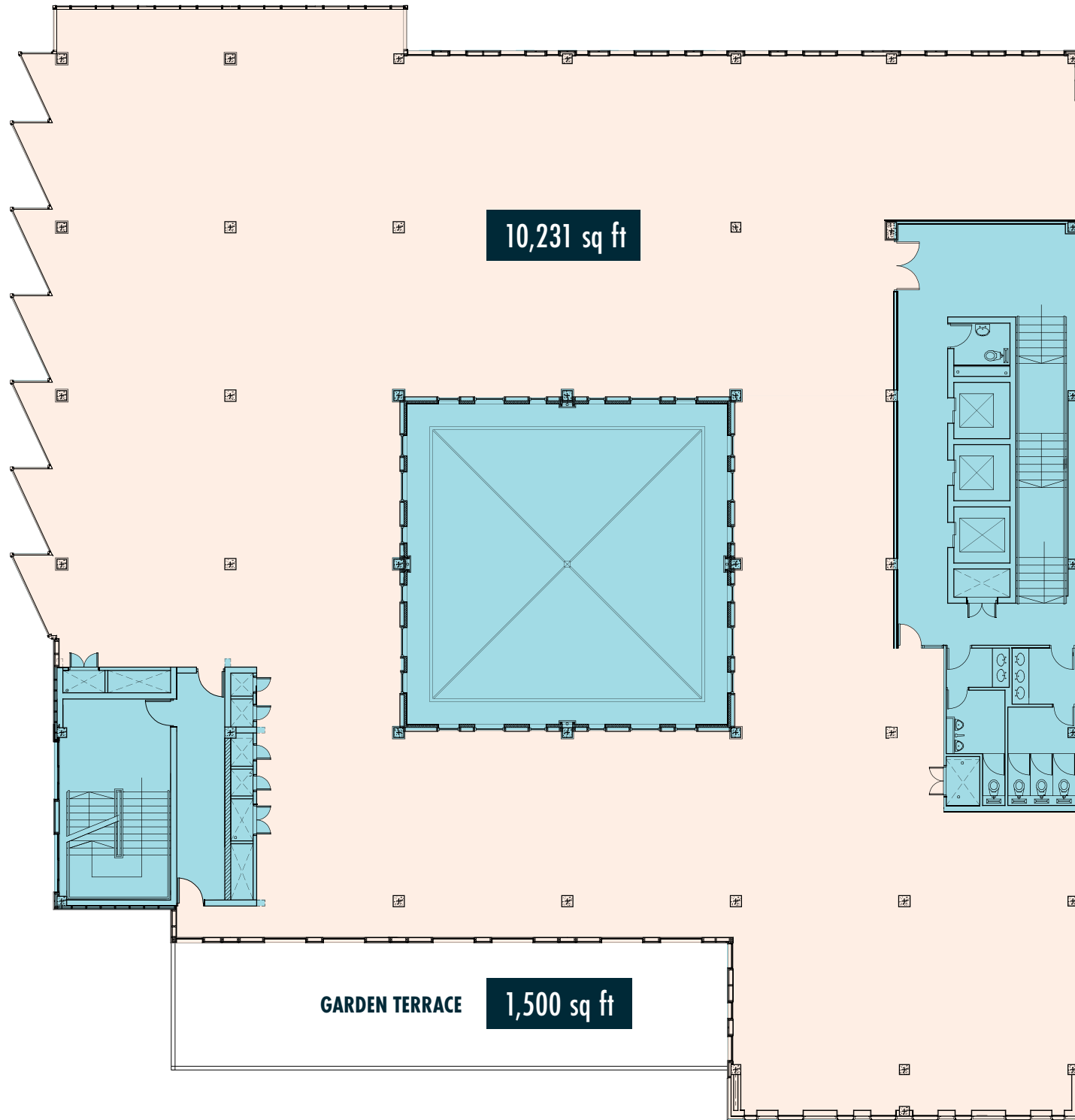
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FIFTH FLOOR PLAN

OPEN PLAN OFFICE A

CIRCULATION AREA

NORTH ▲



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New lease available

Viewings strictly by appointment

BER

2nd floor: B3

5th floor: B3



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