

TO LET

97

SOUTH  
MALL

CORK CITY



Landmark Office Building | 1,035.9 sq m (11,150 sq ft)





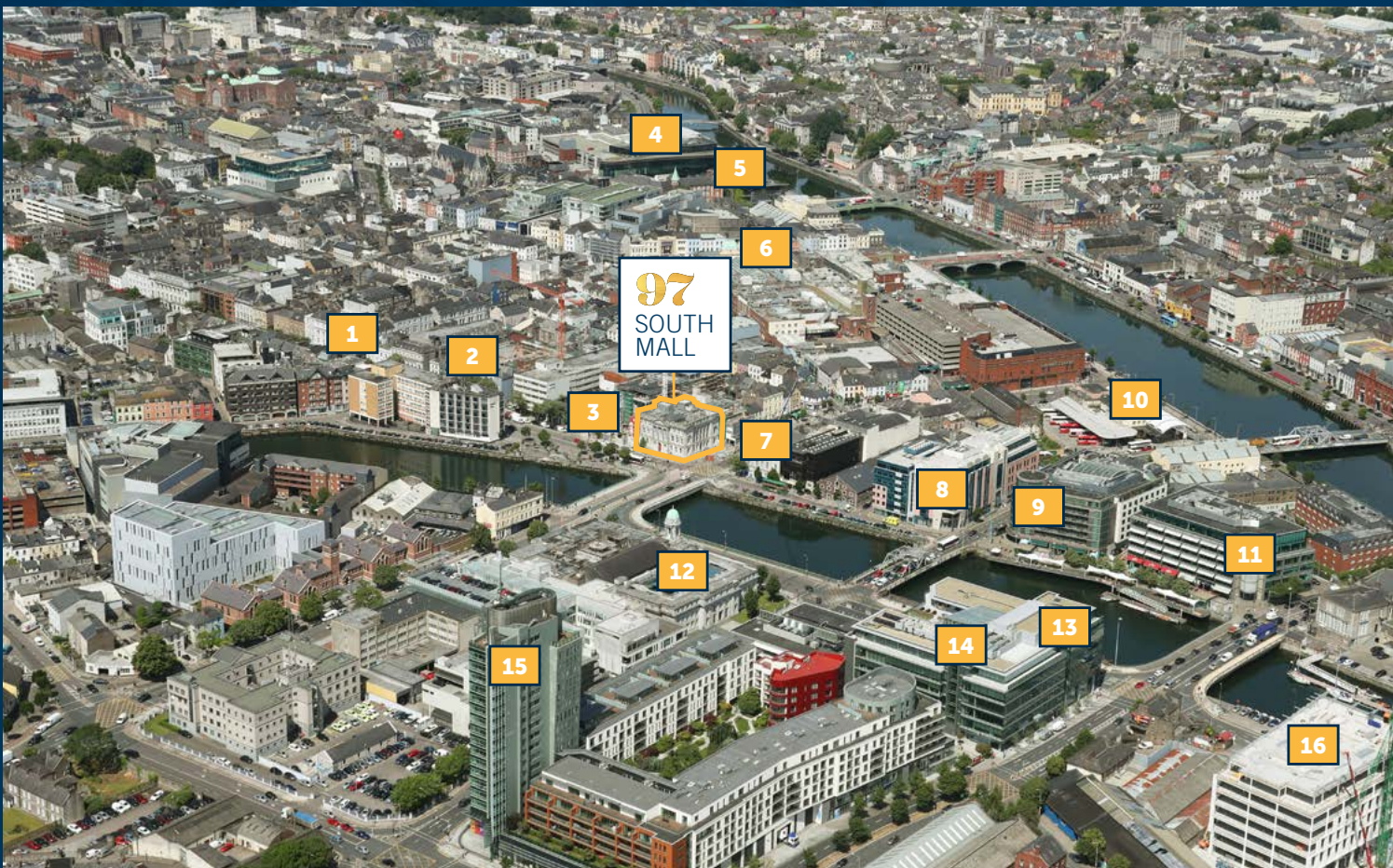
# 97

## SOUTH MALL

### CORK CITY

#### WHY CORK

- Cork, with a population of approximately 220,000 people is Ireland's second largest city.
- Cork is set to be the fastest growing Irish City over the next 20 years.
- Over 170 multi-national companies are based in Cork, employing 40,000 people demonstrating strong track record in attracting investment.
- 7/10 of the world's top pharmaceutical companies are based in Cork.
- Voted the No.1 Small City for foreign direct investment friendliness in the Financial Times FDI Magazine in 2018/2019.
- Cork is a university city home to over 30,000 students.
- Excellent accessibility through a modern International Airport which has 9 daily flights to London and flights to many EU hub airports including Amsterdam, Paris and Manchester.
- Cork is only 2.5 hours from Dublin via an hourly train service or by road via the M8 Motorway.
- 3rd Friendly city in the World (Conde Nast Traveler 2018)
- Cork is a vibrant city which is full of character and offers great work life balance.
- Major employers in Cork include Apple, Amazon, Dell EMC, Pfizer and Boston Scientific.



#### LOCATION

The property is situated in the heart of Cork city centre in a high-profile corner position at the eastern end of South Mall with return frontage to Parnell Place. South Mall is Cork's traditional central business district home to numerous leading financial, professional services and technology companies.

The property is conveniently located adjacent to hotels, theatres, restaurants, cafes, gyms and a wide array of retail services. Cork's central bus station is located close-by and Kent train station is a short walk away.

#### ADJACENT OCCUPIERS

- |          |                     |           |                                 |
|----------|---------------------|-----------|---------------------------------|
| <b>1</b> | Imperial Hotel      | <b>10</b> | Central Bus Station             |
| <b>2</b> | KPMG                | <b>11</b> | EY                              |
| <b>3</b> | Maldron Hotel       | <b>12</b> | Cork City Hall                  |
| <b>4</b> | Apple               | <b>13</b> | PWC (One Albert Quay)           |
| <b>5</b> | Cork Opera House    | <b>14</b> | Johnson Controls                |
| <b>6</b> | St. Patrick Street  | <b>15</b> | The Elysian                     |
| <b>7</b> | UCC Business School | <b>16</b> | Clearstream (Navigation Square) |
| <b>8</b> | Deloitte            |           |                                 |
| <b>9</b> | Clayton Hotel       |           |                                 |



"97 South Mall is one of Cork's most attractive landmark period buildings"



## DESCRIPTION

97 South Mall comprises a nine bay two storey plus attic period building constructed in 1865. It is a Renaissance-revival, Palazzo style former Bank building with a very attractive limestone external façade decorated with columns and elaborate carvings.

Internally the property was extensively refurbished in 2018 to provide modern high specification office accommodation. We understand the property extends to approximately 1,035.9 sq m (11,150 sq ft).

The ground floor comprises reception, open plan office area (former banking hall), training and meeting rooms, canteen with break-out area and restrooms.

A lift and stairs serve the upper floors. The first floor/mezzanine level comprises 2 open plan terrace office areas which overlook the ground floor level, 2 large multi occupancy offices, 3 meeting rooms, tea station, storage rooms and rest rooms. The second floor comprises 2 large multi occupancy offices, 3 meeting rooms, comms room, storage room and restrooms with shower.

## FEATURES

- Prime office location in the heart of Cork's central business district
- One of the most iconic and attractive period buildings in Cork City
- Landmark headquarter office building
- Fully refurbished and fitted-out to an excellent standard
- 11,150 sq ft

## SPECIFICATION

- New flooring throughout
- Heating and cooling air-conditioning system
- New canteen and restroom facilities
- Rewired for power and data
- Includes furniture, audio visual equipment and access control
- Lift Access





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### BER

BER Exempt  
(Protected Structure).

### VIEWING

Strictly by appointment with the  
letting agents

### FOR FURTHER INFORMATION PLEASE CONTACT

**CBRE**

cbre.ie

**DENIS O'DONOGHUE**

Tel: +353 21 4917255

Mob: +353 87 1653908

denis.odonoghue@cbre.com



**CUSHMAN &  
WAKEFIELD**

cushmanwakefield.com

**SIOBHÁN YOUNG**

Tel: +353 21 4275454

Mob: +353 87 1854274

siobhan.young@cushwake.ie

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