



Prime Commercial/Development Site situated on approx. 0.1 Acres with frontage onto the South City Docklands. The property is currently occupied by an office building extending to 366 sq m / 3,940 sq ft NIA over three floors. The site is located on the intersection of Albert Quay and Victoria Road which is a key urban location that connects the city centre to the South Docklands Region.

PROPERTY HIGHLIGHTS



Excellent opportunity to acquire a commercial / development site in an area that is currently undergoing extensive rejuvenation and investment as the natural extension of the city centre



Zoned ZO 05 City Centre in the Cork City Development Plan 2022 – 2028 which provides for the mix of residential, employment and other uses to support a vibrant and sustainable urban area



Located next to the Navigation Square office scheme, the former R&H Hall site where site clearance works are currently underway, the Marina Market, Páirc Ui Chaoimh, One Albert Quay and the Elysian



High profile corner site with unobstructed views across Cork Harbour and docklands. Excellent location within minutes of all major road, rail and bus routes in addition to Cork Airport, the Park and Ride at Black Ash and the Mahon Greenway



Suited to a wide variety of mixed uses subject to planning permission such as residential, office, food and beverage, medical, leisure or hotel use



Accommodation extends to approx. 366 sq m / 3,940 sq ft NIA across three floors and will be sold with vacant possession



High profile commercial / development opportunity in the South Docklands with unobstructed views across Cork Harbour

Tenure

To be sold with vacant possession

Title

Held by way of both Freehold and Leasehold title in part. Details available upon request.

VIEWINGS

View by appointment with the sole agents
Cushman & Wakefield

BER

Ber Rating F
Ber No: 801007345
Energy Performance Indicator: 371.59 kWh/m²/yr

CONTACT

Peter O'Flynn

Email: peter.oflynn@cushwake.ie
Tel: +353 (0)86 250 7944

Siobhán Young

Email: siobhan.young@cushwake.ie
Tel: +353 (0)87 185 4274

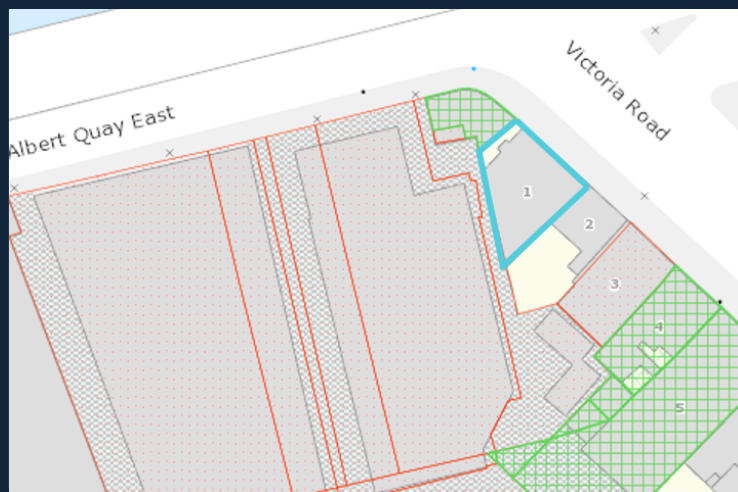
Cushman & Wakefield

89/90 South Mall
Cork
Ireland
Tel: +353 (0)21 427 5454

cushmanwakefield.ie

SITE LOCATION

For Identification Purposes Only:



Conditions to be noted: A full copy of our general brochure conditions can be viewed on our website at <https://property.cushwake.ie/disclaimer>, or can be requested from your local Cushman & Wakefield office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Cushman & Wakefield publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this information. PSRA Registration Number: 002607