



CUSHMAN &
WAKEFIELD

TO LET

MODERN OFFICE

3rd Floor,
26-27 South Mall,
Cork

PROPERTY HIGHLIGHTS



Modern office accommodation extending to 2,745 sq ft / 255 sq m NIA at 3rd floor level



Excellent city centre location in the heart of the central business district next to all major amenities, cafes, restaurants, gyms, banks and hotels



Available for immediate occupation, current fitout includes a dedicated shower room and up to 30 work stations

26/27 South Mall occupies a prime pitch in Cork's CBD next to all major city centre transport routes, amenities, restaurants and hotels



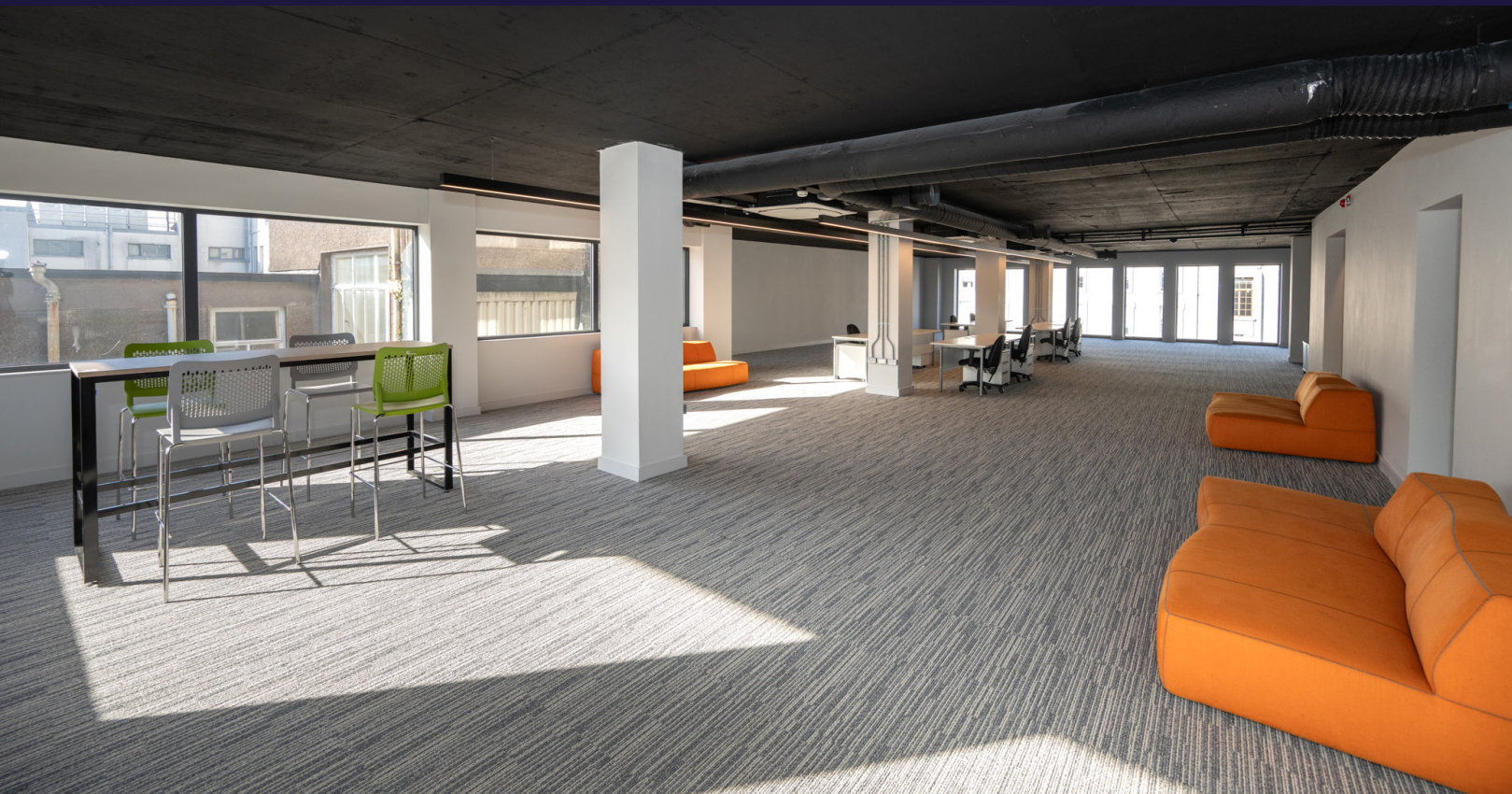
26/27 South Mall has been completely refurbished in recent years and includes secure access control and passenger lift access to each floor



Situated on a main bus corridor on the South Mall and a short walk from Kent Train Station



Occupiers in the building include JWOD Solicitors, Crowley McCarthy Accountants, Peninsula HR and OCMA Architects



CONNECTIVITY



Kent Train Station - 10 minutes' walk



Cork Bus Station - 5 minutes' walk



Bus Stop - On the South Mall

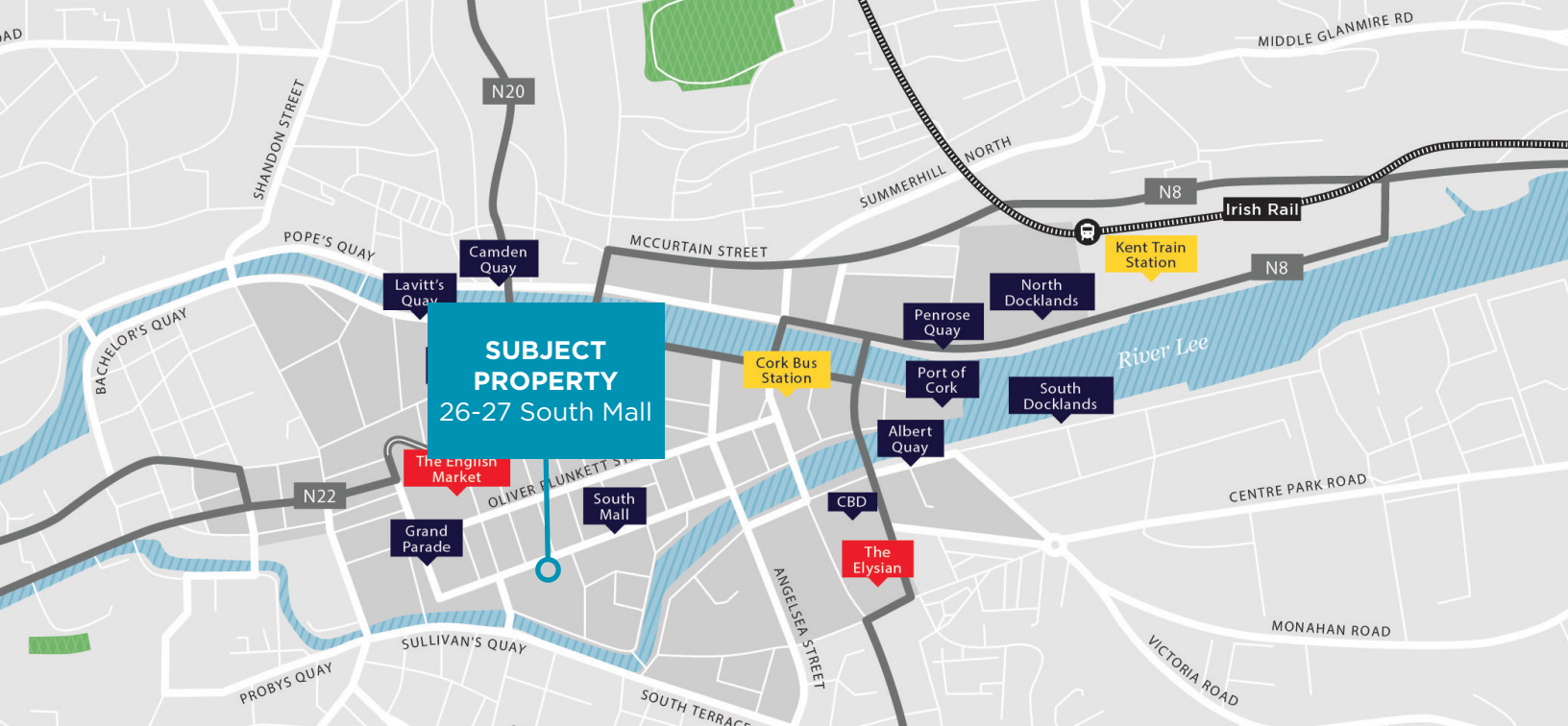


TFI Bike Station - Located at 12 South Mall



LOCAL AMENITIES

- Imperial Hotel
- Maldron Hotel
- AIB and BOI banks
- General Post Office
- Orso restaurant
- Bookshelf Café
- English Market
- Grand Parade Car Park



LOCATION

The South Mall represents the centre point of Cork's Central Business District and is occupied by a mix of banks, professional services firms and cafes such as AIB, BOI, RDJ, KPMG, the Bookshelf Café and Badger and Dodo Coffee. Strategically positioned in the heart of the city centre, South Mall occupies an unrivalled location with excellent access to a wide variety of hotels, restaurants, cafes, bars, gyms, retail and supermarket operators. Kent Train Station, the Central Bus Station, the Park and Ride pick up stops and TFI Bike Stations are all within a few minutes walk of the Mall. 26/27 South Mall occupies a prime pitch opposite AIB Bank and Marlboro / Cook Street linking the South Mall directly to Oliver Plunkett Street and Patrick Street.

DESCRIPTION

26/27 South Mall was completely renovated in 2018/2019 to include new windows, an upgraded entrance lobby, air conditioning, new WCs and showers, interior design and comms upgrades and new lighting. The building provides secure access swipe control, a modern entrance lobby and passenger lift access. Accommodation on the 3rd floor is laid out to include an open-plan office area, carpet tiling, a comms room, air conditioning, dedicated WCs and a shower room. Up to 30 work stations including ergonomic chairs and desks are also available to a new occupier, if required.

CONTACT

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