

Tellengana House

Tellengana House,
Blackrock, Cork
T12 XPK1
Grade A offices to let

A UNIQUE WORKING ENVIRONMENT

3,920 Sq/Ft

Level 1



TELLENGANA

AT A

GLANCE

3,920 SQ FT



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

Tellengana House offers occupiers a modern work / life balance with Grade A office accommodation in the exclusive Cork suburb of Blackrock. 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)
First	364.27	3,920



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

MODERN



OPEN

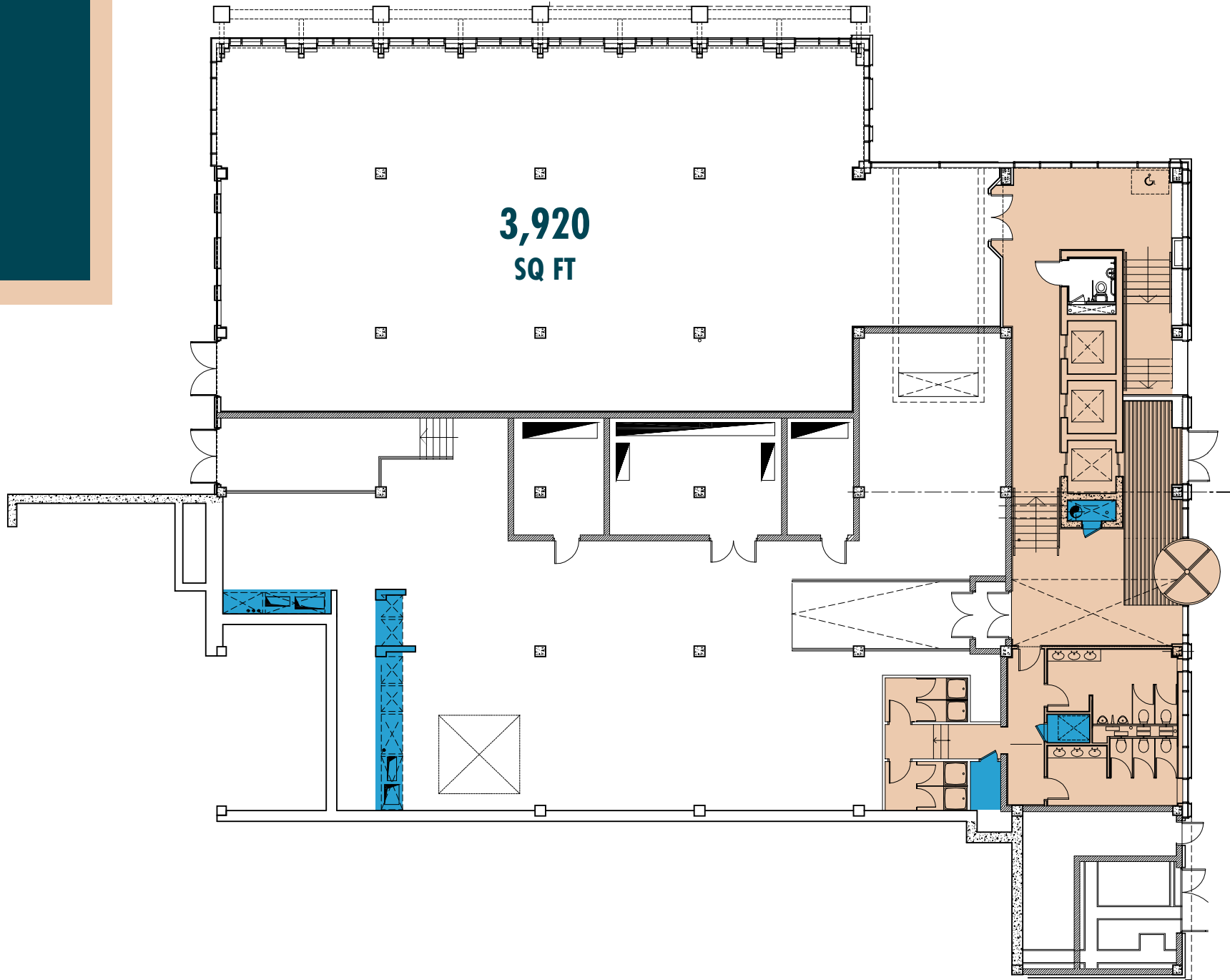
FIRST LEVEL PLAN

OPEN PLAN OFFICE

SERVICES COMMON AREAS

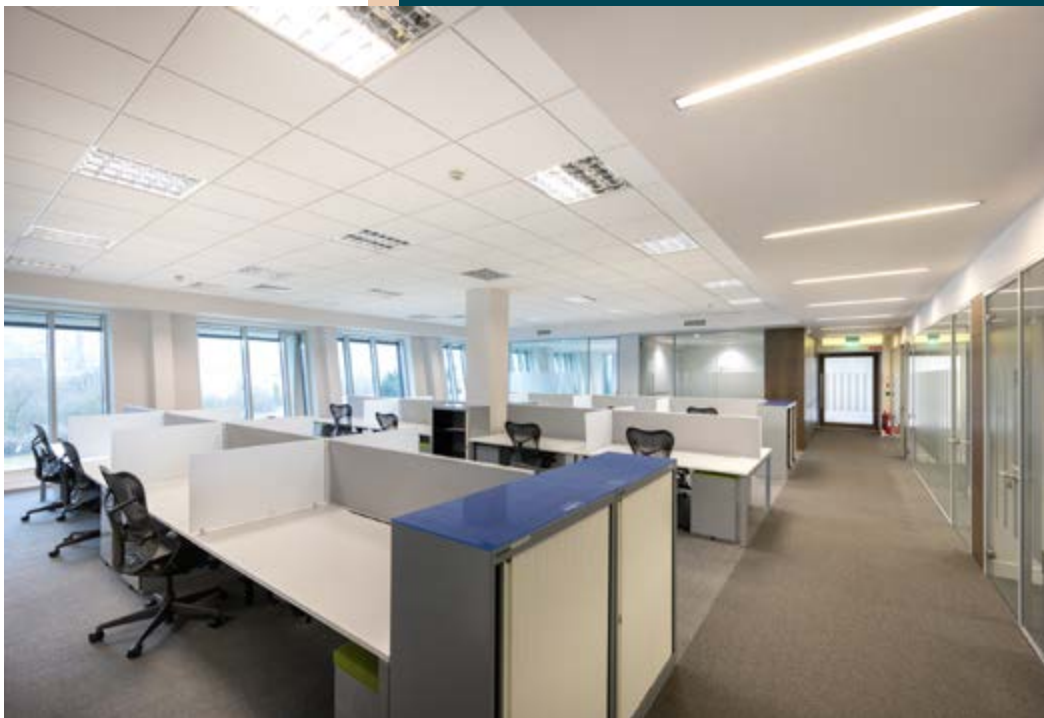
NORTH ▲

3,920
SQ FT





LIGHT



SPACE

New lease available

Viewings strictly by appointment

BER: B3



89/90 South Mall, Cork
+353 (0)21 426 5454
cushmanwakefield.ie

Peter O'Flynn

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

Siobhán Young

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

A full copy of our general brochure conditions can be viewed on our website at www.cushmanwakefield.ie/terms, 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.