

Tellengana House

Tellengana House,
Blackrock, Cork
T12 XPK1

Grade A offices to let

A UNIQUE WORKING ENVIRONMENT

9,202 Sq/Ft

Level 2



TELLENGANA

AT A

GLANCE

9,202
SQ FT

9,202 sq ft available on
the 2nd 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

Tellengana 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 9,202 sq ft on the 2nd floor 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



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

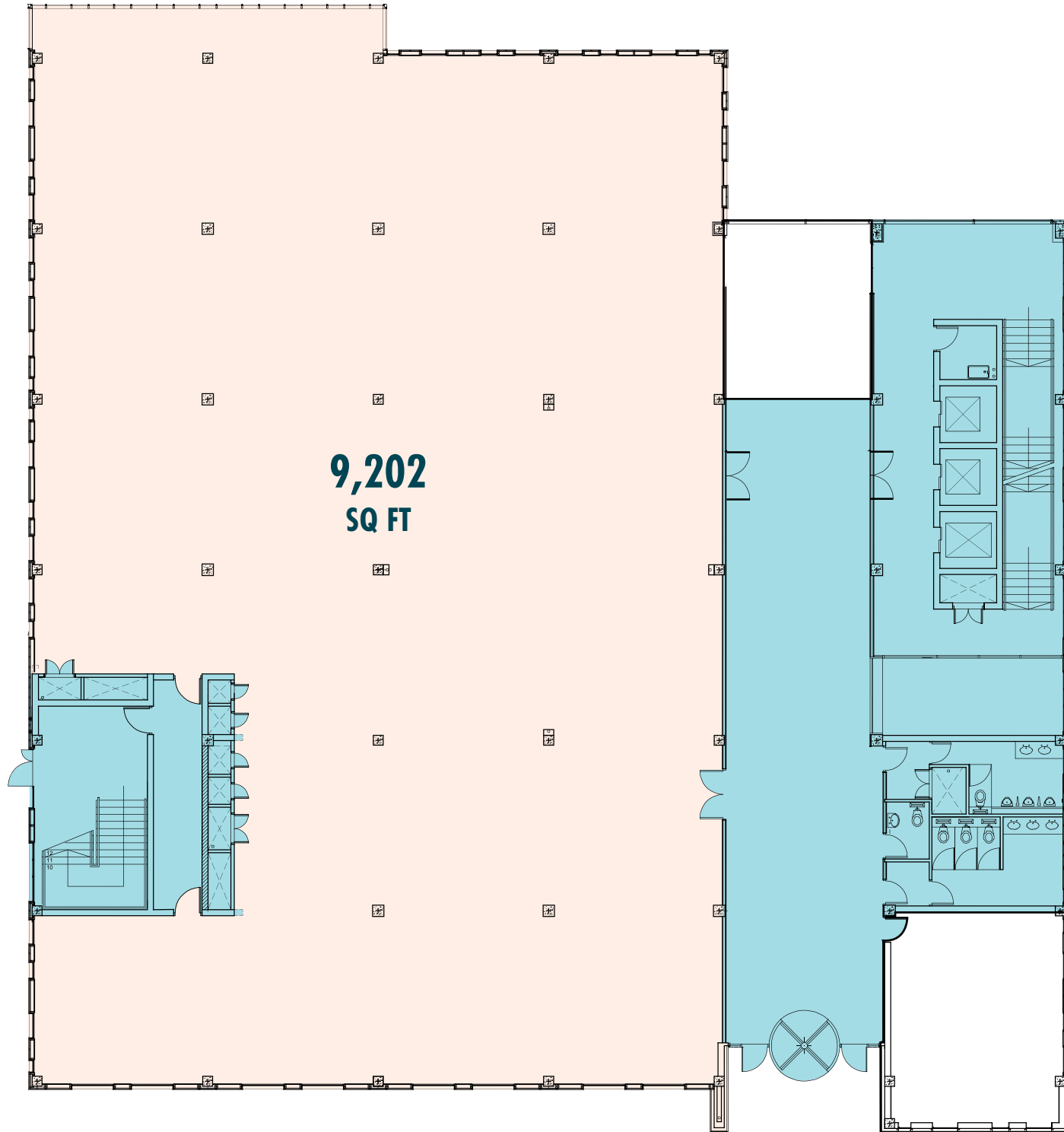
SECOND FLOOR PLAN

OPEN PLAN OFFICE A

CIRCULATION AREA

NORTH ▲

9,202
SQ FT



2

BRIGHT



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

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