



TO LET

TURN KEY OFFICE

Behan House,
Barrack Square,
Ballincollig,
Cork

PROPERTY HIGHLIGHTS



Fully fitted office accommodation including furniture



Available to let to 1 occupier or on a floor by floor basis



From 10,000 to 37,000 sq ft available to let over ground, 1st & 2nd floor

Behan House is a Modern Office Building fitted to a high specification situated in one of Cork’s most attractive suburbs & employment hubs.



Bright, open plan accommodation with attractive fitout



Excellent location next to the main street in Ballincollig



Generous parking apportionment available on-site

CONNECTIVITY



24-hour bus Route 220 stops every 15 to 60 minutes 250 metres from Behan House



On site surface parking and multi-storey car park



Located within 10km of Cork city centre and South / West suburbs



Cork Airport is a 20 minutes’ drive.

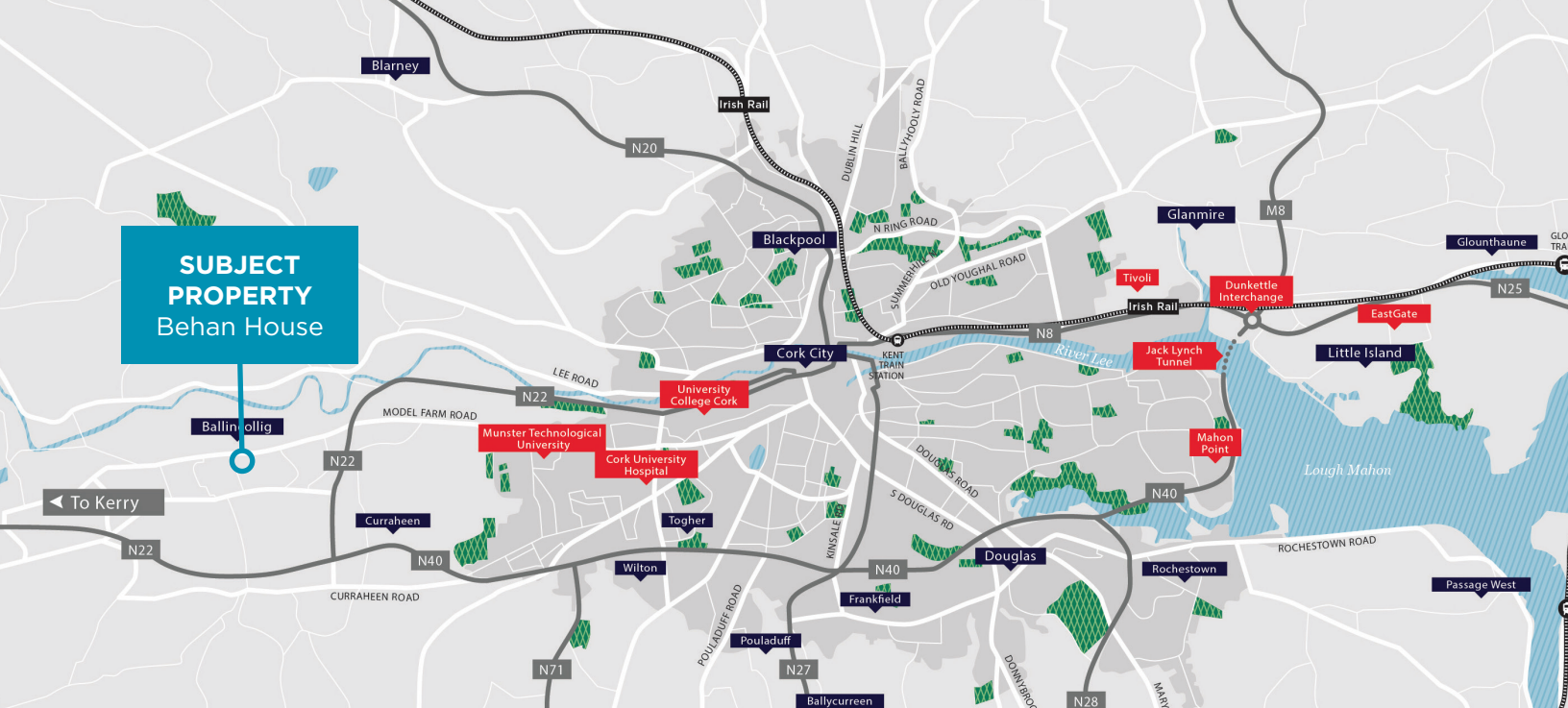


Ease of access from the N40 Cork South Link road network

LOCAL AMENITIES

- Castlewest Shopping Centre
- Aldi
- Blondie Café
- Sliced Pizza
- Starbucks
- Dunnes Stores
- McDonalds
- Boots Pharmacy





DESCRIPTION

Behan House comprises a modern three storey office building extending to 37,686 sq. ft. over ground, 1st and 2nd floor. The building benefits from a high quality fitted specification and is available to let in its entirety or on a floor by floor basis from approx. 10,000 sq ft. Accommodation consists of a mix of open plan office space, private offices, meeting rooms, kitchenettes & WC facilities on each floor and a large canteen on the second floor. Specification includes modern decoration, raised access floors, suspended ceilings, carpet tiles and air conditioning. The building is serviced by a passenger lift and the main entrance door has secure fob access.

LOCATION

Behan House is situated in a strategic location in Ballincollig, Cork's largest town. Ballincollig is one of the most popular suburbs of Cork City, located just 9km west from the city centre. The satellite town is recognised as one of Cork's most attractive suburbs due to its proximity to both the local employment hubs at Barracks Square and Castle West Shopping Centre in addition to the city centre, Mahon Point and Little Island. Cork is Ireland's second largest city and is home to a population of 224,004 persons, with another 360,152 in the immediate hinterlands. Home to several universities and colleges including UCC, MTU and the College of Commerce, it benefits from a student population of approximately 40,000.

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