



TO LET
Cleve Quarter

Monahan Road,
The Docklands,
Cork

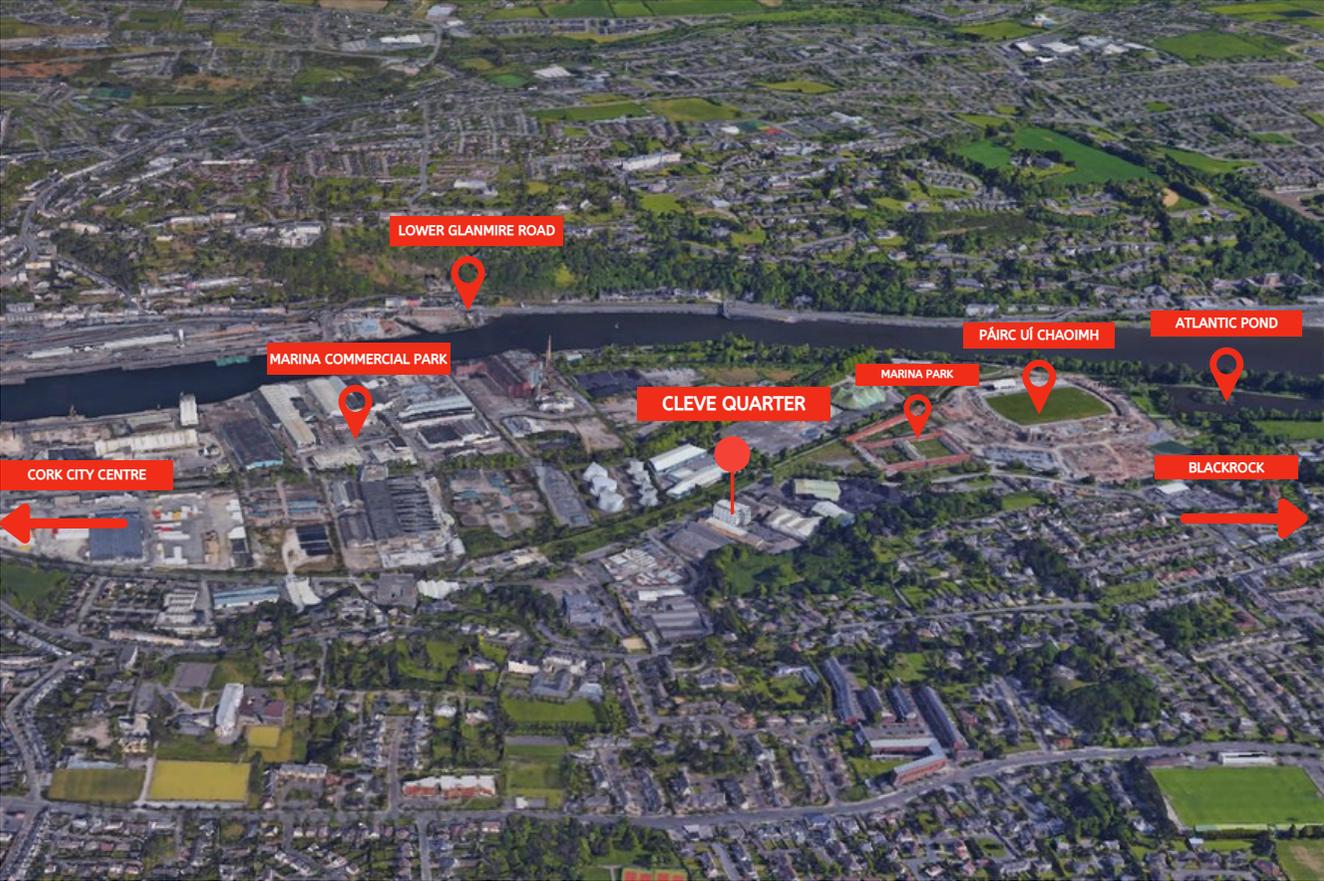
Landmark Office Building
Up to 3,709 sq.m. (40,000 sq. ft.)

ERA Downey McCarthy is excited to launch to the market this modern, purpose built, five storey over basement, office building.

LOCATION

Cleve Quarter occupies a prominent and exciting position on the south side of Monahan Road, adjacent to its junction with Marquee Road, c.2 km east of Cork city centre. Proposals are currently underway for a 4 lane extension of Monahan Road to link, via a new bridge with lower Glanmire Road and thus facilitate easier access to the South Docklands enabling further development of the general area. 'Cork 2050 - Realising The Full Potential' states that the docks offer the opportunity to create a vibrant mixed-use and socially inclusive quarter that has the potential for a large residential community and significant employment. As Cork's CBD migrates eastwards towards the South Docklands area, the "15 minute city" concept is firmly to the fore. This location together with the North Docklands and Tivoli are earmarked as being the focal points for the development of a focused and modern, new city centre, mixed-use quarter.

The property is well served by public transport with a city centre bus stop located directly outside the building. Also, the Cork Metropolitan Area Transport Strategy (CMATS) provides for the provision of new designated cycle lanes to and from the city centre which will run along Monahan Road. The newly developed Marina Park also lies adjacent to Cleve Quarter, providing a hugely valuable lifestyle facility to include walkways, cycleways, an open sided pavilion and attractive urban parklands.



FEATURES

-  Ample car parking
-  Lifts to all floors
-  Shell & core finish
-  Up to 3,709 sq.m. (40,000 sq. ft.)
-  Central services core
-  Mains gas
-  Air handling units & ducting
-  Excellent transport links
-  Adjacent to the new Marina Park

Disclaimer: The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.

DESCRIPTION

The property comprises a modern, detached, five storey over basement, purpose built, office building on a spacious site with ample surface and basement parking. Construction is of pre-cast concrete frame with a blend of panel and glazed perimeter cladding. Each floor is served by two stairwells and two passenger lifts. Accommodation on the fifth floor is stepped back to provide for a large, wrap-around roof terrace which offers commanding views over the south city landscape. Floors are available as shell & core or fully fitted to high specification. Each floor includes central, finished toilet blocks as well as a central services core and ample space for both suspended ceilings and raised floors is available at every level. Other internal finishes include bespoke cherry wood joinery throughout and a high end, ground floor reception area, complete with marble tile floors.

LEASE TERMS

- Various floor sizes available up to 3,709 sq.m. (40,000 sq.ft.)
- Rent €20.00 per square foot p.a.
- Lease term by negotiation
- Rates and service charges TBC

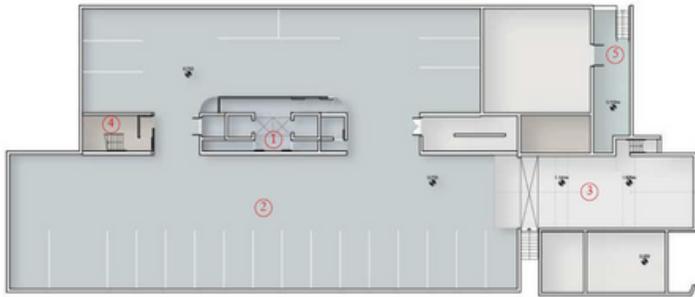
ACCOMMODATION

Basement:	Parking
Ground Floor:	785 sq.m.
First Floor:	468 sq.m.
Second Floor:	937 sq.m.
Third Floor:	937 sq.m.
Fourth Floor:	582 sq.m.



SUGGESTED FLOOR LAYOUTS

Basement



Ground Floor



First Floor



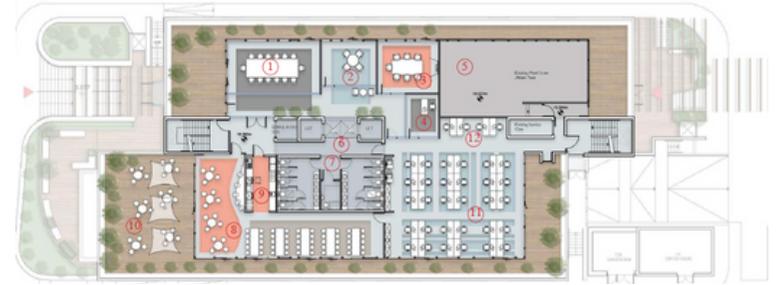
Second Floor



Third Floor



Fourth Floor



Disclaimer: The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.



AGENTS

Sean McCarthy BA, DCS, QFA
086 8385768
sean@eracork.ie



William Lyons MSCSI, MRICS
087 6494740
will@eracork.ie

