



CHARTERED SURVEYORS
AUCTIONEERS
VALUERS
ESTATE AGENTS

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OFFICE SPACE TO LET

2nd Floor Hanover House, South Main St, Cork.



Site Highlights:

- 2nd floor office space extending to 1,225 sq ft with shared toilet and kitchen facilities
- Excellent City Centre Location just off Washington Street
- Flexible Lease terms available
- €18,000 per annum plus rates, insurance and service charges.
- Capable of accommodating 8-12 people

Contact

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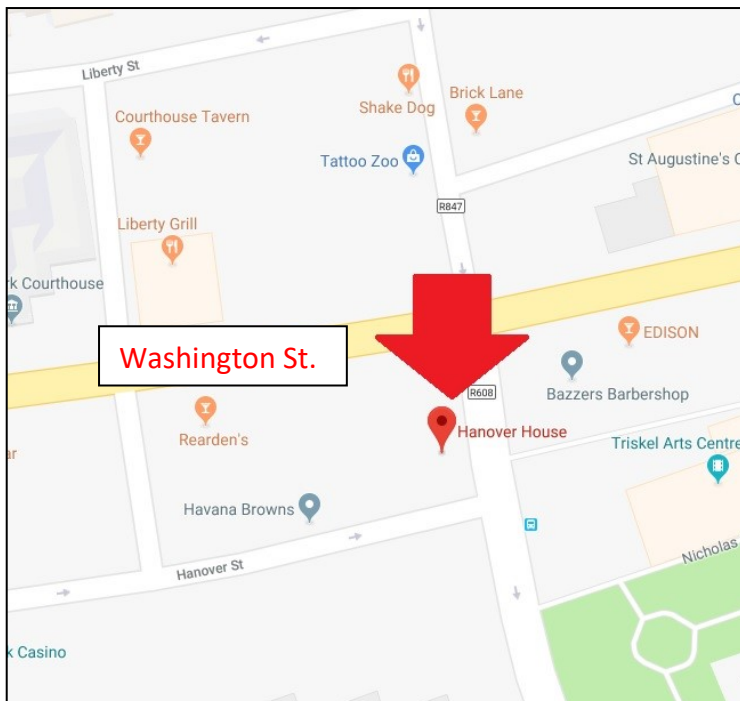
The Location:

The property is located on South Main Street, Cork City approximately 20 metres from Washington Street and 200 m from Grand Parade through Nicholas Church Lane. Washington Street is the hub for many of Cork's Solicitors and other professionals together with a large number of restaurants and retail outlets.

Description:

The property comprises a 2nd floor office space with own door access. There are 2 open-plan office areas together with 3 smaller offices and storage. The offices have shared kitchen and bathroom facilities with the other occupant on the floor.

Access is off South Main Street into a shared lobby with stairs and lifts to the 2nd floor.



Viewing:

Strictly by appointment with the letting agent.

Advised Letting Value:

€18,000 p.a.

Rates/Service Charges/Insurance

Rates €6,000 pa.

Service Charges and Insurance: TBC

BER Rating:

To be advised



CONDITIONS TO BE NOTED

- These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact.
- The vendor does not make or give, nor is Casey & Kingston or its staff authorised to make or give any representation or warranty in respect of this property.
- All descriptions, dimensions, references to condition and other details are given in good faith are believed correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy himself/herself 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