



GROUND FLOOR OFFICE,  
MORRISON  
HOUSE

MORRISONS ISLAND • CORK



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# "HIGH PROFILE OFFICE SUITE IN CORK'S CENTRAL BUSINESS DISTRICT"



MODERN OFFICE  
APPROX. 375 SQM  
(4,040 SQ FT)



FULLY FITTED OFFICE SUITE  
FINISHED WITH A HIGH QUALITY  
SPECIFICATION



ESTABLISHED COMMERCIAL  
LOCATION IN CORK  
CITY CENTRE SITUATED  
ADJACENT TO SOUTH  
MALL, OVERLOOKING THE  
RIVER LEE



FIVE ON SITE CAR  
PARKING SPACES,  
AVAILABLE TO LEASE  
SEPARATELY



HEATING & COOLING  
AIR CONDITIONING  
SYSTEM



EXTENSIVE LARGE WINDOWS  
WITH EXCELLENT NATURAL  
LIGHT



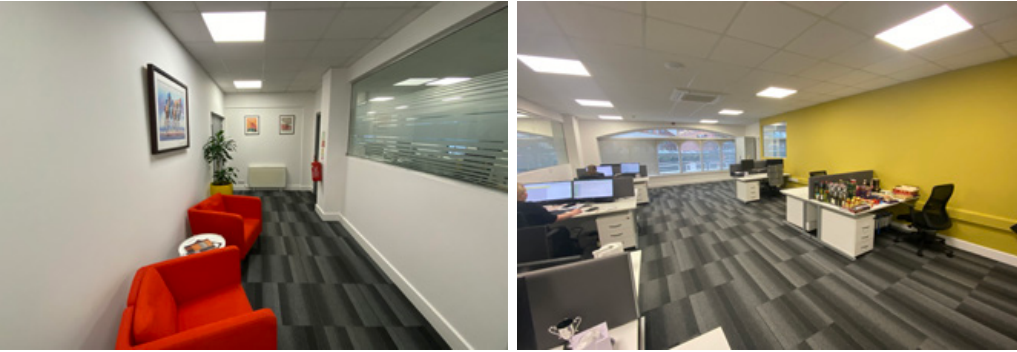
MIXTURE OF OPEN  
PLAN & PRIVATE  
OFFICES, MEETING  
ROOMS & STAFF  
CANTEEN



NEW LEASE AVAILABLE

# SCHEDULE OF ACCOMMODATION

Floor	Gross Sqm	Gross Sqft
Ground	375	4,040
 5 car spaces with this property		





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### QUOTING RENT

€73,000 per annum, exclusive.

### LEASE

New lease available.

### SERVICE CHARGE

€8,000 per annum.

### RATES

€8,376 per annum.

### BER

BER: **BER D2**

BER No. 800831638

Energy Performance Indicator: 386.94 (kWh/m<sup>2</sup>/yr)

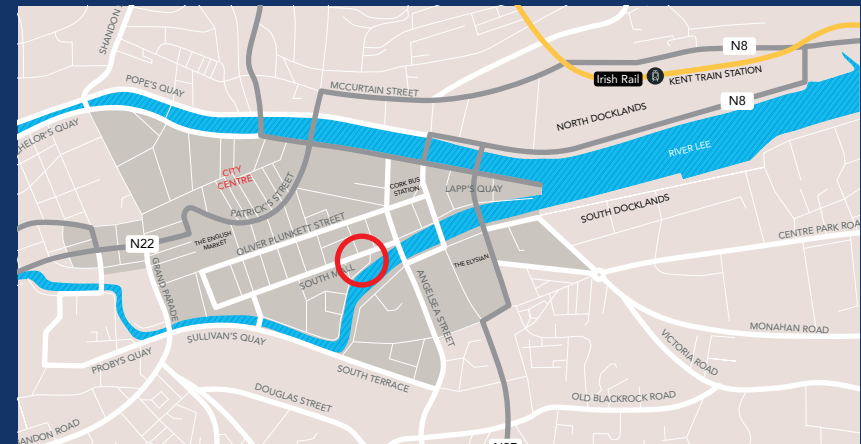
### VIEWING

Strictly by appointment through sole letting agents.

For further Information

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.