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43 Grand Parade, Cork.
tel: 021 427 1127
info@caseyandkingston.ie
www.caseyandkingston.ie



DUPLEX OFFICE TO LET UNIT 24 SOUTH BANK, CROSSES GREEN, CORK



Site Highlights:

- Duplex, (2 storey over ground level) office suite of 111 sq m (1195 sq ft)
- City Centre location close to Washington Street, South Mall and Patrick St.
- Includes allocated Car Parking Space

Contact

Sam Kingston

e-mail: skingston@caseyandkingston.ie

Mob: +353 (0) 87 2433019

Jennifer Roe

Email: jennifer@caseyandkingston.ie

Mob: 085 8688622

The Location:

Unit 24, South Bank, Crosses Green is located in a courtyard setting adjacent to Wandesford Quay on the banks of the River Lee. The property is approx. 200m from the Court House on Washington Street and 400m from the South Mall giving it a unique location. The property is directly opposite the refurbished Beamish & Crawford and is within walking distance of the city centre.

Description/Accommodation:

The property comprises a 2 storey over ground level office suite of approx. 111 sq m with its own private entrance. The first floor comprises an entrance hall, 1 large open plan and 1 smaller office, store room and small separate sink unit.

Upstairs there is an reception area with 3 offices, a fully fitted kitchen space and a WC. There are views from this floor over a water feature in the complex.

The office is in good condition throughout and includes dado trunking and an alarm system with carpeted flooring throughout.

South Bank is a very well maintained gated office complex in the heart of Cork City and is popular with solicitors and barristers and other professionals.

BER: 800716912

BER E2

Charges:

Insurance: TBC

Service charges €2,236

Rates: €4,634

Services:

Alarm System

Electric Storage Heating

Dado Trunking

Viewing:

Strictly by appointment with the agent

Advised Letting Value:

€18,000 per annum (10 year lease)



CONDITIONS TO BE NOTED

1. 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.
2. 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.
3. 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.
4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail