



Downey McCarthy

....the people you can trust



For Sale by Private Treaty

SUPERB HIGH PROFILE OFFICE

Floor 3B, 6 Lapps Quay, Cork (Tenants unaffected)

- Exceptionally well located in the heart of Cork's Business District
- Third generation office suite measuring approximately 4,000 sq. ft. (371 sqm)
- Category 5 cabling, integrated phone system, suspended ceiling, air conditioning and carpet flooring.

Asking Price: €600,000

8 South Mall, Cork.

Tel: 021 4905000 | **Fax:** 021 4905005

Email: info@eracork.ie | **Web:** www.eracork.ie

Location

The property is immediately adjacent to the South Mall and Parnell Place and directly opposite Cork City Hall with occupiers within the building including DTZ Sherry Fitzgerald, Deloitte, Morgan McKinley and Fitzgearld Solicitors.



Description

The property comprises a modern third generation office suite fitted to a high specification including raised access floors, Category 5 cabling, integrated phone system, suspended ceiling, air conditioning and carpet flooring. Internally the offices are laid out and fitted to a very high standard including open plan offices, a series of private offices, meeting room, boardroom, tea room. Ladies and gents and disabled toilets are accessed from the second floor lobby and there are two high speed lifts serving the floor.

BER

C2

Agents

Sean McCarthy
086-8385768
sean@eracork.ie

Viewing

Strictly by appointment
with sole selling agents.

James Cogan
087-2448284
james@eracork.ie



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.

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