

Unit 5 Emmet House, Barrack Square, Ballincollig, Cork



ERA Downey McCarthy are delighted to offer for letting this well located modern office suite.

Ballincollig is an attractive suburb which lies approximately 9 km to the west of Cork city centre. It is accessed via either the N22 or the N40 South Ring Road, and is well serviced by public transport links. Ballincollig has a present population of approximately 20,000 people and plays host notable firms such as Dell EMC, VM Ware and the O'Flynn Group.

The property is located in the Barrack Square development which comprises 6 modern office buildings arranged around a central square. This is a central and convenient location adjacent to Castlewest Shopping Centre and Ballincollig town centre which offers an array of leisure and retail facilities.

Rent: €40,000 / year

BER C2

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| DESCRIPTION

This property comprises a well located and well finished, purpose built, first floor office unit, within a modern 2 & 3 storey office building. The unit is approached via a communal stairs or passenger lift. It offers bright, spacious office accommodation which is, for the most part, laid out in an open plan format, though 1 private office is also included.

Features include:

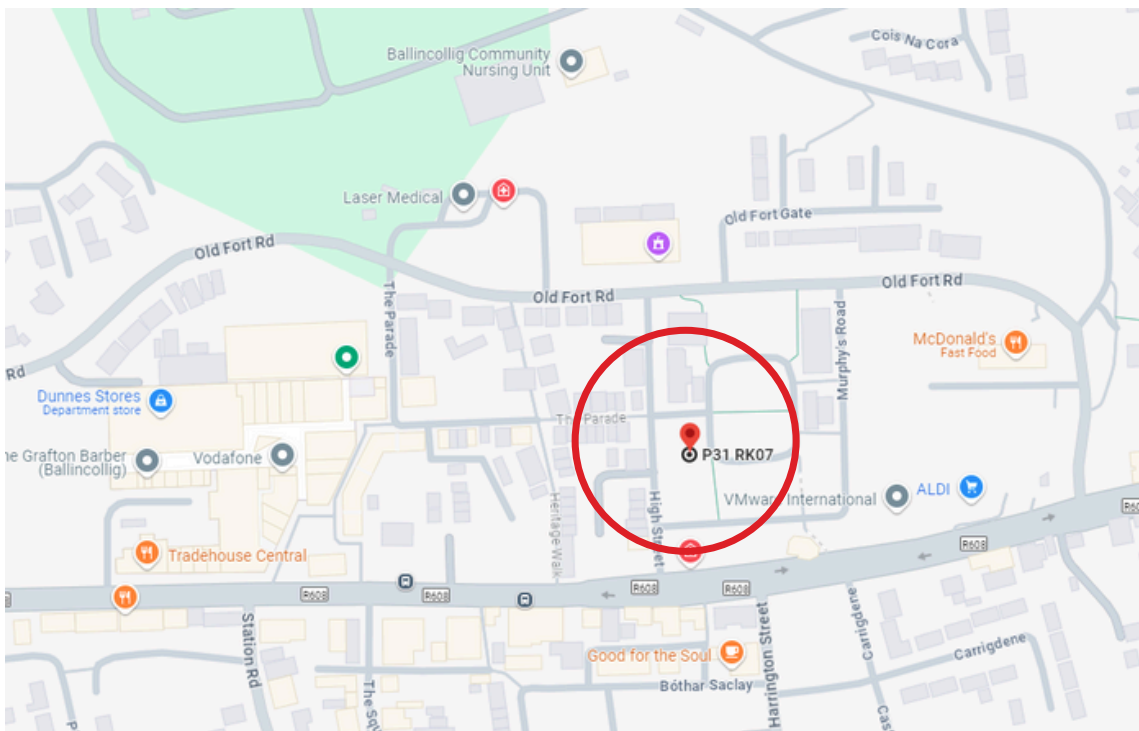
- Modern office decor
- Raised access floors
- Canteen & w.c. area
- Secure access system
- 14 No. car parking spaces
- R.V. €164 approx.
- Service Charge €10,900 approx.
- New lease available

| ACCOMMODATION

- Open plan office area - 284.09 sq.m.
- Private office area - 12.01 sq.m.
- Total office area - 296.1 sq.m. (3,187 sq.ft)

| DIRECTIONS

Please see Eircode P31 RK07 for directions.



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Viewing strictly by prior appointment with sole letting agents.

| ALL ENQUIRIES TO:

Will Lyons MSCSI, MRICS
0876494740
will@eracork.ie



Downey McCarthy
THE PEOPLE YOU CAN TRUST

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