

**Cohalan
Downing**

**MAGNIFICENT
GROUND & FIRST FLOOR
OFFICE SUITES**

VERDE HOUSE, WELLINGTON ROAD, CORK



021 427 77 17

www.cdacork.com

Magnificent Ground & First floor office suites extending to some 5,247 sq.ft with unobstructed views facing south over the Cork city skyline.

Viewing comes highly recommended for this large modern bright office space which is set in an ideal location overlooking Cork city centre. Verde House was designed by Scott Tallon Walker and was awarded the most Sustainable Building in Ireland in 2010 by the RIAI.

Accommodation comprises two self contained office suites (suited to single or multi use) predominantly laid out as large open plan office areas with some private office, board room, staff canteen and W.C's, etc.

Raised access floor and Cat 6 cabling is available throughout the office suites.

Verde House is beautifully presented and benefits from lift access to the upper floors.

Neighbouring occupiers within Verde House include Wilson Architecture and The Hideout Café.

Viewings Strictly By Appointment With Sole Agents

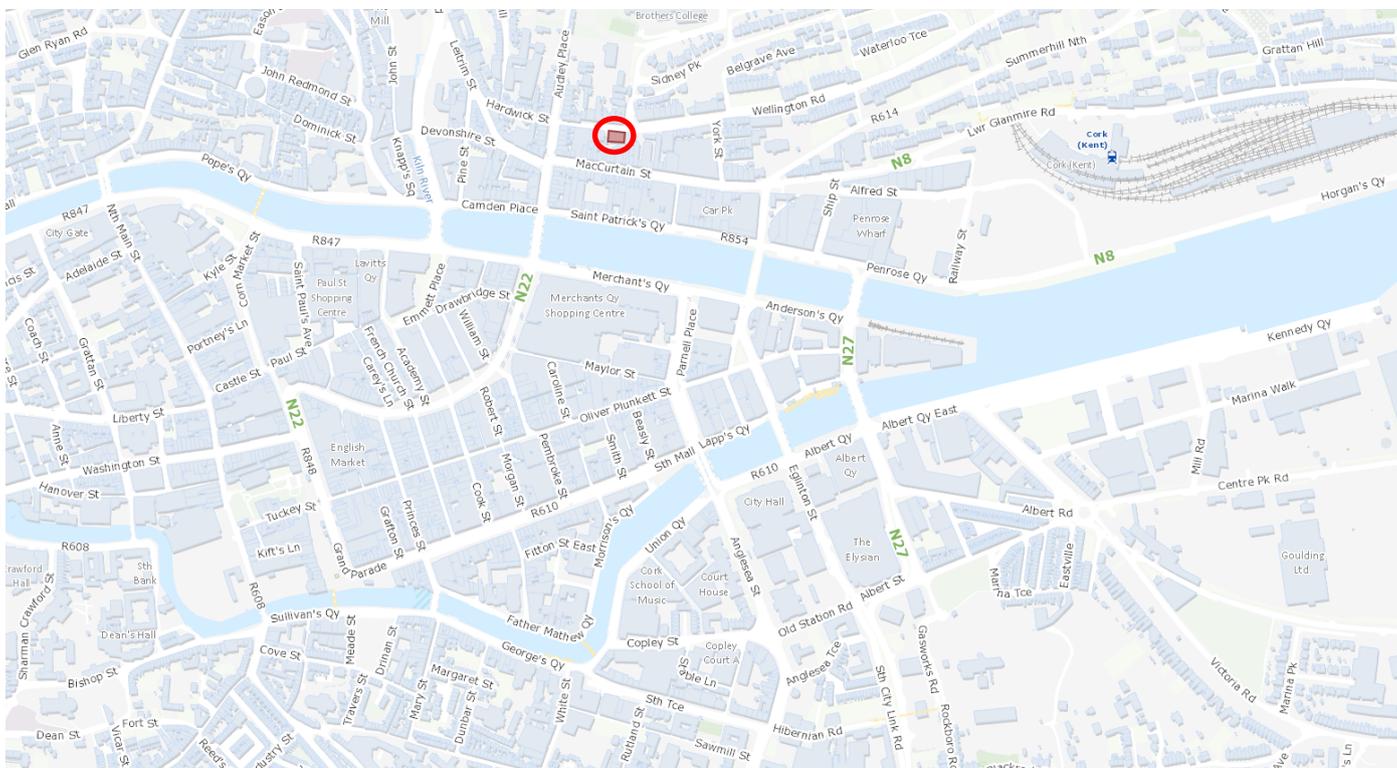
TO LET

Location:

Central location adjacent to the vibrant MacCurtain Street / Victorian Quarter, within minutes walk of Patricks Street, Oliver Plunkett Street, Kent Train Station and Parnell Place Bus Station.

Neighbouring occupiers include a multitude of office users, English language colleges, a host of secondary schools and primary schools along with a wealth of established residential dwellings.

Location Map - For Guidance Purposes Only:



Accommodation:

FLOOR	SQM	SQFT
Ground	196.3	2,113
First	291.2	3,134
Total Floor Area Approx	487.5	5,247

Key Features:

- ⇒ Modern Bright Space
- ⇒ Energy Efficient building
- ⇒ LED Lighting
- ⇒ Raised Access Floors
- ⇒ Dynamic Open Plan Floor Plates
- ⇒ Lift Access
- ⇒ Secure Key Fob Access

Viewing:

Strictly by prior appointment.



For Further Information Contact:

Rob Coughlan

E-mail: rcoughlan@cdacork.com

Tel: 086-3264320



Messrs. Cohalan Downing, for themselves and for the vendors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Messrs. Cohalan Downing has authority to make or give any representation or warranty whatever in relation to the property.

LICENCE NO. 001641