



Prestigious Office Building

FOR SALE
With Vacant Possession



ARDROSTIG HOUSE, ARDROSTIG, BISHOPSTOWN, CORK



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> www.cdacork.com

A rare opportunity to acquire a stand alone office building extending to 8,460 sq. ft. / 786 s. qm., with the benefit of vacant possession.

Property comprises a modern, detached, three storey over basement office building with private car parking, which was completed in 2003.

Ardrostig House is an iconic red brick building offering users a ready-to-go suburban office solution in close proximity to Cork City centre with immediate access to the N40 South Link Road Network.

Specification includes a variety of office suites and layouts with concrete floors, suspended ceilings, air conditioning, CAT 5 cabling, lift access (excluding 2nd Floor), and impressive reception foyer accessed from the bespoke footbridge.

Property is certain to appeal to both owner occupiers and investors.

Viewings Strictly By Appointment With Joint Agents

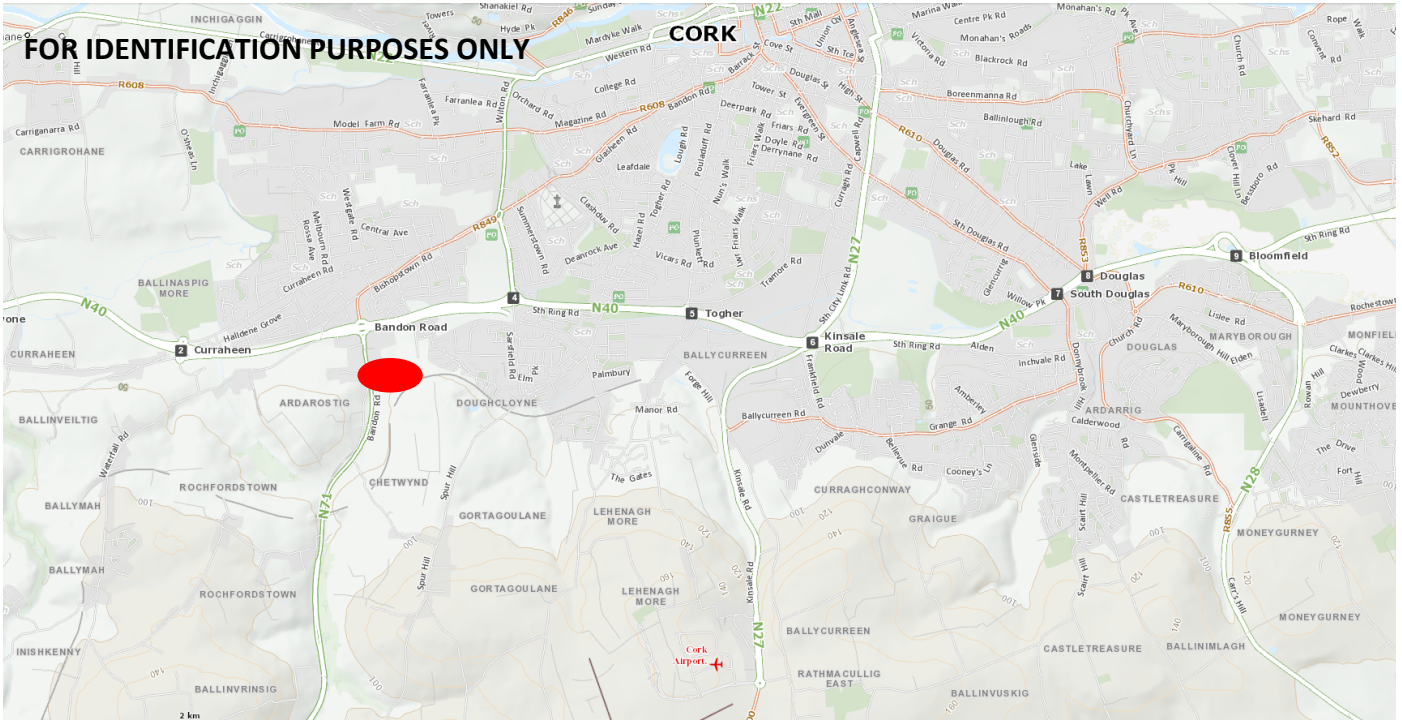
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Location

The subject property is located in Ardrostig on the Bandon Road, Bishopstown approximately 5 km west of Cork City centre.

This location provides easy access to the south link road network (N40) which provides arterial access to the city centre and to the N25/ M7 corridors.

Adjoining occupiers include William O'Brien Storage & Crane Hire, O'Brien Amber Oil & Costcutter, Audi Cork, Topaz, Dunnes Stores and Ryan Car Sales.





Description

Ardrostig House comprises a 3 storey over semi-open basement office building with private car parking. The property is arranged with a ground floor reception area, first floor board room and a variety of office suites in varying configurations to provide for multiple styles of working environments.

Originally developed in 2003, the property has been well maintained and its most recent occupier was the CIT Rubicon Centre as an incubation and support centre for 'start-up' commerce.

Finishes include air conditioning, suspended ceilings, concrete floors with carpet covering, CAT 5 cabling, multiple toilet and shower facilities, canteen/ breakout areas and lift access (excluding the mezzanine floor).

Accommodation:

The approximate floor areas are set out below for indicative purposes, interested parties are advised to satisfy themselves in relation to measurement

Floor	Gross Sq. M.	Gross Sq.Ft.
Basement	64	690
Ground	289	3,110
First	283	3,046
Second	150	1,615
Total Available	786	8,460



Viewing:

Strictly by prior appointment with Joint Agents;

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