

**FOR SALE BY TENDER - 5TH NOVEMBER 2025**

**70 SOUTH MALL, CORK**

**Cohalan  
Downing**



**ENTIRE OFFICE BUILDING - ASSET MANAGEMENT/ REFURBISHMENT POTENTIAL** (Existing Tenants Unaffected)





## ABOUT THE PROPERTY

Substantial seven storey building extending to 16,970 sq.ft (1,577 sq.m) approx.

Exemplary asset management opportunity for a new owner to refurbish, upgrade, revitalise or indeed redevelop (SPP) this 1980's office block.

Enviably located fronting South Mall in the epicentre of Cork's CBD with future developments proposed for the immediate neighbouring buildings on both the eastern and western sides.

For sale by Tender with a deadline of no later than 12 noon on Wednesday 5th November 2025.

Existing tenants on the third & fourth floors remain unaffected by the proposed sale.

Vacant Possession Available (if required) from May 2027.



## LOCATION

70 South Mall is situated in the epicentre of Cork's Central Business District (CBD), the South Mall. The southern elevation fronts South Mall and this strategic positioning immediately adjacent to the intersections of Cook Street to the west, Morgan Street to the east and Oliver Plunkett Street and St Patricks Street to the north is most enviable.

The South Mall, which is well served by public transport, is the traditional business district of Cork and is home to a variety of international and local firms in various sectors to include banking, insurance, technology and professional services. The South Mall and surrounding streets are home to a variety of hotels, bars, restaurants, cafés, gyms and the world renowned 'English Market'.

Neighbouring occupiers include AIB, Bank of Ireland, UCC, KPMG, EY, Deloitte, Clearstream, PWC, OPW and Johnson Control's. St Patrick Street & Oliver Plunkett Street, Cork City's main retail thoroughfares, are located immediately to the north and are home to major retailers such as Brown Thomas, Dunnes Stores, Penney's, Flannels, Mango, Lifestyle Sports and Urban Outfitters.

With a population of approximately 220,000 people, Cork is Ireland's second largest city and is set to be the fastest growing Irish City over the next 20 years. This is in no small part due to its vibrant 3rd level student population of over 30,000 students and the 40,000 plus employees spread across some 170 multi-national companies who have a presence here in Cork.

## THE ASSET/ OPPORTUNITY

The property comprises an imposing mid-terraced 7 storey office building extending to a total Net Internal Area of some 16,970 sq.ft (1,577 sq.m). 70 South Mall has been in multi-occupancy use for many years as a result of its dynamic concrete floor plates which provide a range of independent office suites of varying sizes due to its spacious and considered circulation and lobby layouts, all of which are accessed from a central core. The building is fitted with a passenger lift which services all floors save for the top (sixth) floor.

Originally constructed in the 1980's this landmark property has stood the test of time given its prominent positioning on South Mall and its low maintenance red brick façade. No 70 now offers an exemplary asset management opportunity for a new owner to refurbish, upgrade, revitalise or indeed redevelop this substantial building (SPP). Its strategic location adjoining 67-69 South Mall (Carbery House) to the west, which recently obtained a grant of planning under TP Ref: 23/42233 for conversion of the upper floors to residential use and 71 South Mall (Former National Irish Bank) to the east, which previously obtained a grant of planning under TP Ref: 19/38203 for conversion to a boutique hotel, is most appealing.

The internal configuration of the property comprises a main access door fronting South Mall with a bright own door ground floor office suite with 3 large display windows (previously occupied by VHI). Beyond the internal security controlled entrance door is an impressive light filled, triple height atrium which provides lift & stairwell access to the various upper floor suites. All floors are fitted with shared ladies and gents W.C's. in the central lobbies.

The standard of finishes within the office suites varies on a floor by floor basis, however, all suites include security controlled access doors, carpet/ laminate floor coverings, painted walls and suspended ceiling grids with a combination of LED and fluorescent lighting. It is noteworthy that the upper floors benefit from an abundance of natural light as the original design capitalised on the opportunity to install an enviable proportion of glazing throughout the various external elevations. The building is heated by way of a centralised gas boiler system which is located in a plant room off the sixth floor.





## ACCOMMODATION & TENANCY SCHEDULE\*\*

Floor	Occupier	Size-Sq. M	Size-Sq. Ft	€ Rent PA	Lease Expiry	Summary
Ground	Vacant	195.00	2,099			Vacant Possession
First	Vacant	249.81	2,689			Vacant Possession
Second - Front	Vacant	99.22	1,068			Vacant Possession
Second - Rear	Vacant	131.92	1,420			Vacant Possession
Third - Front	Corporate Life	99.22	1,068	€10,764	June 2026	Deed of Renunciation Provided
Third - Rear	Vacant	131.92	1,420			Vacant Possession
Fourth - Front	Linesight	99.22	1,068	€14,850	May 2027	Deed of Renunciation Provided
Fourth - Rear	Vacant	131.92	1,420			Vacant Possession
Fifth - Front	Vacant	99.22	1,068			Vacant Possession
Fifth - Rear	Vacant	131.92	1,420			Vacant Possession
Sixth - Front	Vacant	87.32	940			Vacant Possession
Sixth - Rear	Vacant	119.84	1,290			Vacant Possession
		<b>1,576.53</b>	<b>16,970</b>	<b>€25,614</b>		

\*\*Further details available on request/ All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence.









## THE PROCESS

The property is offered For Sale by way of **Tender** and all Tenders must be submitted in writing using the Tender document provided through the vendors solicitor. All interested parties are invited to submit their formal Tender no later than **12 noon on Wednesday 5th November 2025** (the “**Tender Date**”). Tenders may be submitted to the offices of McCann Fitzgerald Solicitors who have carriage of sale on behalf of the vendor marked **70 South Mall**. Valid tenders are to be accompanied by a Bank Draft payable to McCann Fitzgerald Solicitors reflecting 10% of the Tender amount. You are fully responsible for the safe and timely delivery of your Tender whether in hard copy format or sent by e-mail and tenders submit after the deadline may not be considered.

Following submission of your Tender it will be reviewed by the Vendor, their solicitor and advisors. We may request further information from you before a decision is made. If your Tender is accepted it is a **binding contract** and **completion** of the sale shall take place on or before the **12th December 2025**, unless otherwise agreed.

**The vendor will not be bound to accept the highest or indeed any Tender submitted for the Property. The vendor reserves the right at their discretion at any time:**

- ◆ To sell the Property to any party.
- ◆ To amend, vary, suspend or discontinue the sale of the Property or any part thereof.

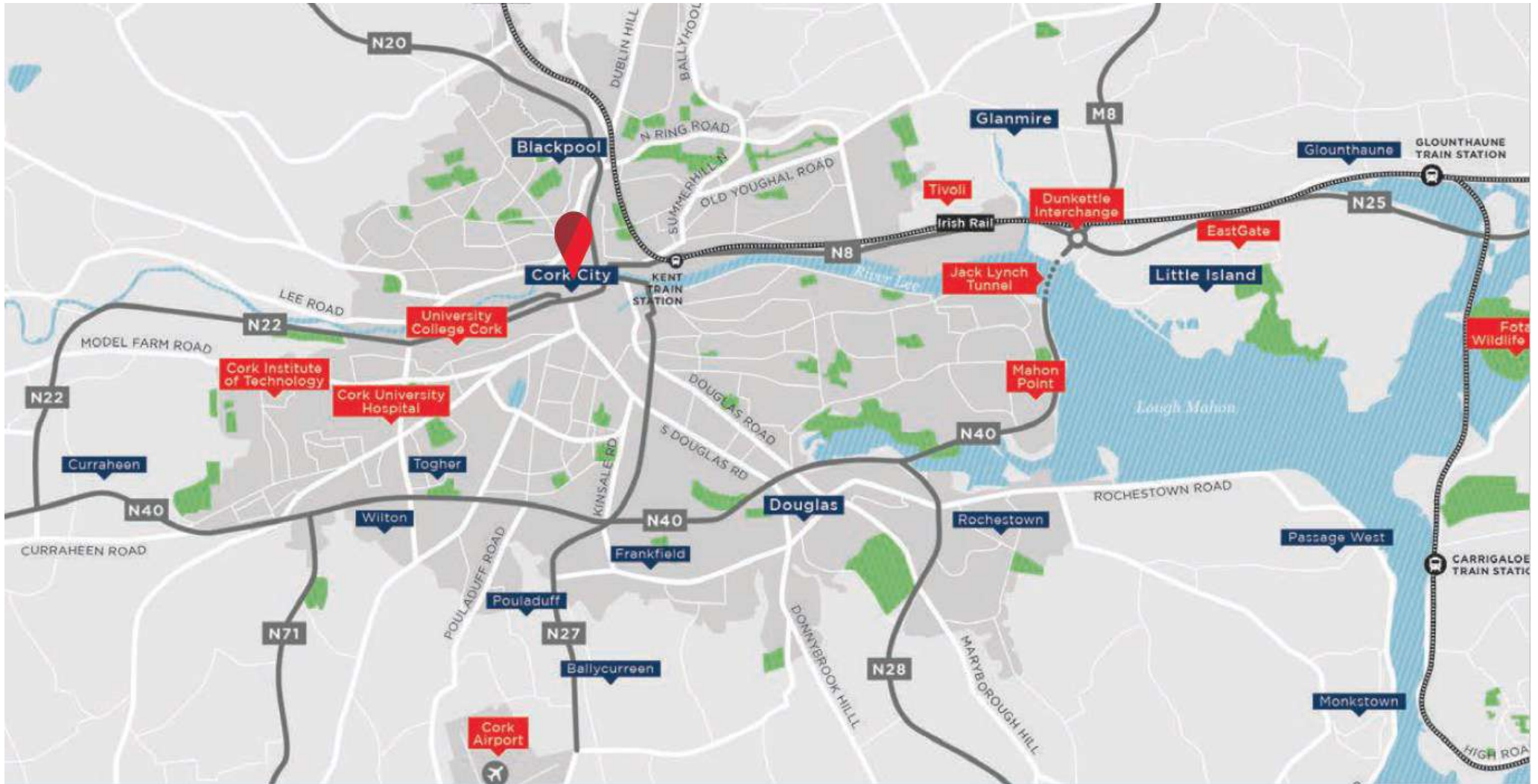
All parties engaged in the process do so at their own cost and risk, regardless as to whether the process concludes in a sale, and notwithstanding any amendments to the proposed sale process each party shall bear its own costs of any and all due diligence and in respect of the Proposed Transaction.

We have no authority to bind the Vendor and no agreement shall exist or be deemed to exist and the Vendor shall not be bound in connection with the Proposed Transaction and reserves the right to cancel, vary or suspend the Process.

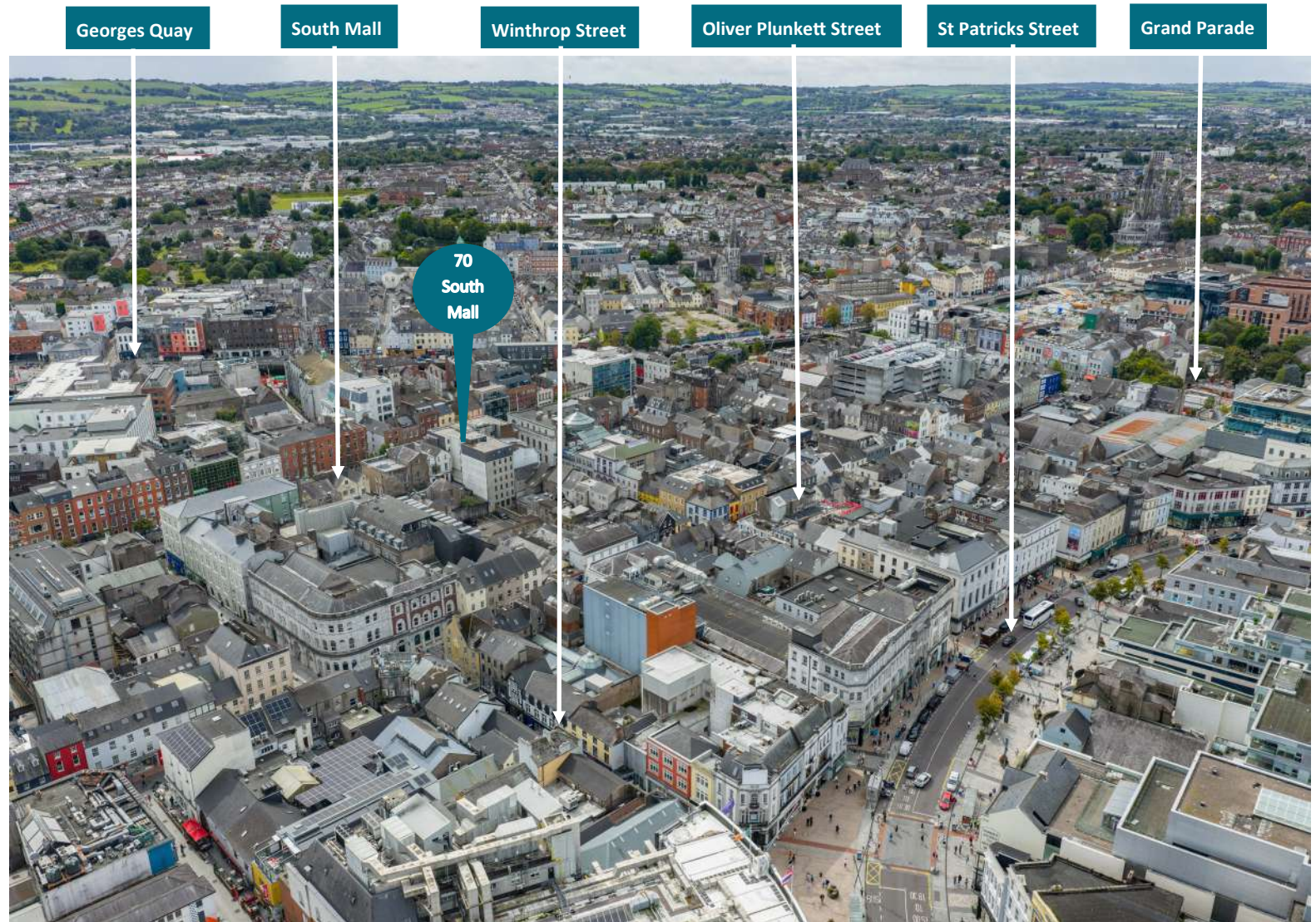
This document is not to be taken as any form of warranty, undertaking or other commitment or obligation whatsoever on the part of the Vendor, nor any of the servants or agents of the Vendor to proceed with the Proposed Transaction. **Further details on this process available from the selling agents, Cohalan Downing.**



## LOCATION MAP







**For Further Information Contact Sole Selling Agents:**

Rob Coughlan: **M)** 086-3264320 **E:** rcoughlan@cohalandowning.ie

Viewing Strictly by appointment with the sole agent Cohalan Downing.

**Cohalan Downing**

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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

