



To Let

# CLARKE'S BRIDGE HOUSE

WANDESFORD STREET, CORK

## Location

The property is located on the east side of Wandesford Street, between its intersections with Hanover Street and Crosse's Green. Though fronting onto Wandesford Street, the property also overlooks the south channel of the River Lee.

This is a city centre location adjacent to Washington Street and Cork Court House while remaining within convenient walking distance of Grand Parade, South Mall, Oliver Plunkett Street and indeed Patrick Street. Neighbouring buildings comprise a mix of commercial and retail users to include offices, shops, bars and restaurants.

## Property Description

The property comprises a modern purpose built commercial building on a centrally located corner site. The building is of concrete frame construction with a rendered and glazed façade, taking full advantage of its south and west aspects.

A central core with lift and stair access to all floors forms an impressive internal feature in red brick finish. The southern elevation of the building also provides balconies to each floor.

## Unit 1

Unit 1 is the last remaining space within this impressive building and comprises a ground floor retail / commercial unit available for immediate finishing and occupation. It includes decked balcony frontage to the River Lee south channel and has a gross internal area extends to 170.48 sq.m. (1,835 sq.ft.). With a positive planning history, this unit is suitable to a variety of uses (subject to any necessary consents).



## Lease Terms

Lease term and fit-out rent-free period by negotiation.

## Rent

€30,000 per annum

## Viewing

All viewings are strictly by appointment through the letting agent.

## BER



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## Floorplans

Available on request

## For further information please contact:

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