

11-15 BRIDGE STREET CORK

COMMERCIAL
SPACE

TO LET

PRICE: POA



In the heart of Cork city

Description

The property comprises a four storey over basement, city centre terrace with attractive red brick façade. It is a modern construction under a pitched slate covered roof. The terrace boasts three points of access directly from the public footpath on Bridge Street and offers a rare opportunity to avail of an expansive profile onto one of the city centres busiest thoroughfares.



The Location

Bridge Street is located to the north of St.

Patrick's Bridge at the heart of Cork city centre. It links St. Patrick's Hill with St. Patrick's Street and is a major conduit between the city centre quays and MacCurtain Street. Ground floors along this street are primarily in retail use, while there are a mix of retail and commercial operators at upper floor levels.

The street enjoys a very high volume of both pedestrian and vehicular traffic. Bridge Street will be part of the MacCurtain Street Public Transport Improvement Scheme, a plan to create a more sustainable transport system in the city. The subject property is situated on the west side of Bridge Street, between its junctions with Coburg Street and Camden Quay.



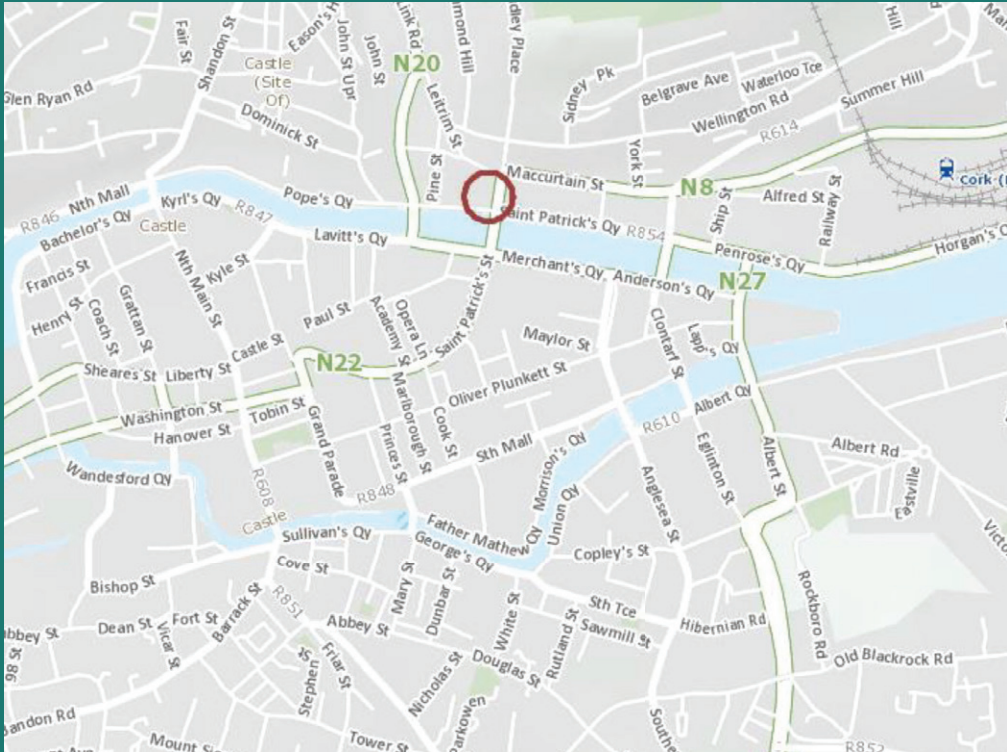
The Potential

According to the National Planning Framework 2040, Cork will become the fastest growing city region in Ireland with a projected 50% to 60% increase in its population in the coming 20 years.

The city's population is set to grow to over a half a million people in the coming years, fuelled by the extension of the existing city boundary but also by the influx of new workers - as many as 10,000 within five years - who will be employed in the city centre on projects that are underway or planned.



Location Map



Site Map



Accommodation

Floor	Sq.M.	Sq.Ft.
Basement	111.13	1,196.2
Ground	209.33	2,253.2
First	373.44	4,019.6
Second	331.49	3,568.0
Third	331.49	3,568.0
Total	1,356.88	14,605.0

Features

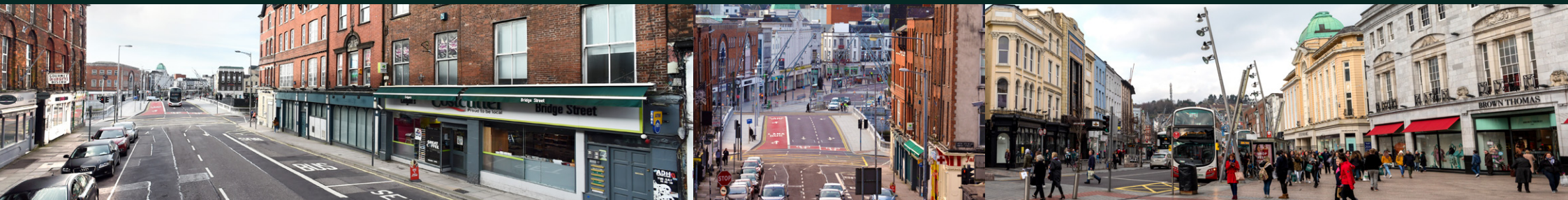
- 3 points of access to public street
- Floor access via 4 stairwells and 1 passenger lift
- Separate access available to upper floors
- No.s 11–13 fit out as for office/banking use
- No.s 14–15 fit out as for commercial uses
- Possible use of 20 car parking spaces in nearby multi-storey carpark
- Sought after central location

Lease Terms

POA per square foot.



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