



**Cohalan
Downing**

PRESTIGIOUS 'OWN DOOR'
Owner Occupier / Investment
Office Opportunity

6 SOUTH MALL, CORK CITY.
T12 EY97

FOR IDENTIFICATION PURPOSES ONLY



021 427 77 17

> www.cohalandowning.ie

An imposing traditional 'own-door' office building extending to approximately 3,400 sq. ft. (with additional attic space) ideally located on the southern side of the ever popular South Mall in the heart of Corks CBD. No 6 fronts the prominent Pembroke Street intersection in close proximity to the Imperial Hotel.

This landmark building boasts spectacular views over South Mall through the striking front façade windows with an abundance of natural light through the southerly rear aspect.

The spacious and versatile accommodation comprises a ground floor reception with a useful combination of open plan and private cellular office space, boardroom, kitchenette, toilets and ancillary storage.

Adjoining occupiers include a host of professional services and legal firms, the Cork Business Association, Murray Browne Auctioneers, McCarthy Insurance Brokers, KPMG, AIB and Bank of Ireland.

No 6 is available to lease in its entirety for immediate occupation. It is also available to purchase representing a rare South Mall owner occupier opportunity or a strategic 'Asset Management' investment.

No 6 may also suit as a development opportunity for residential conversion of the upper floors, subject to planning.

Viewings Strictly By Appointment With Sole Agency

FOR SALE / TO LET

Location:

This office, situated on the South Mall, lies at the heart of Cork City Centre. The South Mall is one of Cork’s most established commercial areas with a large number of national and international professional service providers located in the vicinity. 6 South Mall offers accommodation at ground, first, second & third floor levels with additional storage at attic level. 6 South Mall, previously occupied for many years by an Insurance brokerage firm, benefits from an abundance of natural light and enviable prominence to South Mall and the prominent Pembroke Street junction.



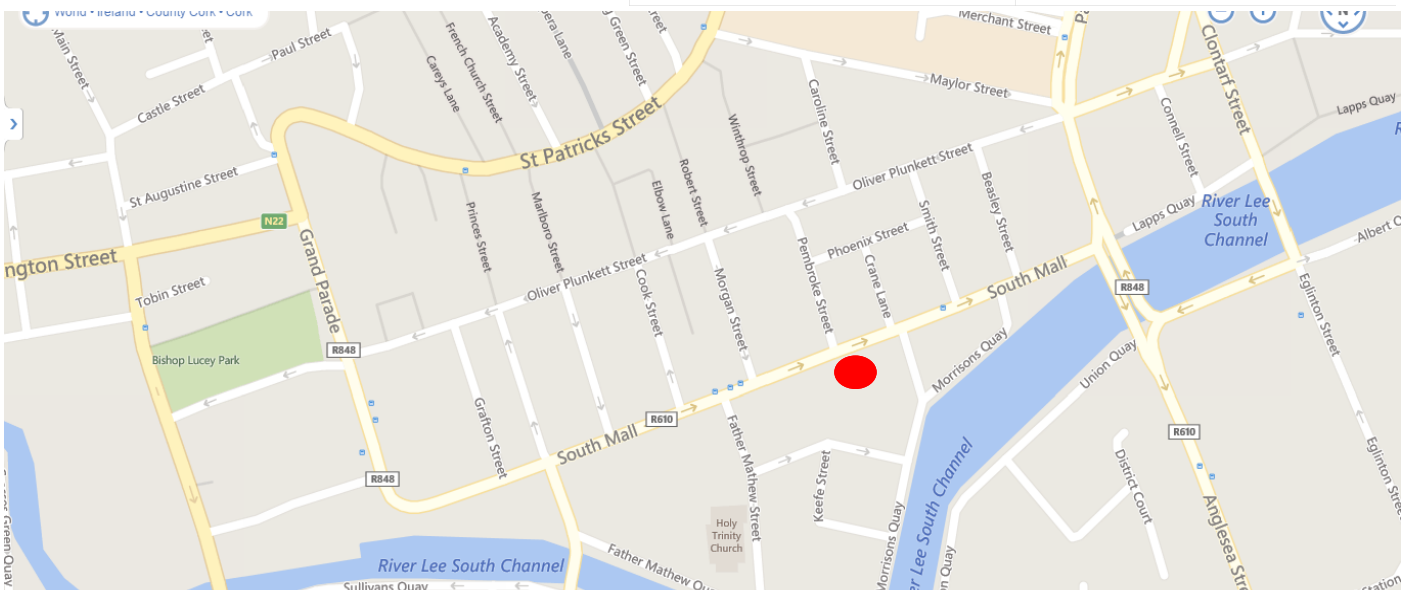
Viewing: Strictly by Appointment with Sole Agents
Contact: Rob Coughlan
E-mail: rcoughlan@cohalandowning.ie

Accommodation:

FLOOR	SQM	SQFT
Ground	101.3	1,090
First	101.3	1,090
Second	57.5	619
Third	54.9	591
Attic/ Storage	51.8	557
Total Floor Area Approx	366.8	3,947



Rates: Approx. €18,900 per annum (2023)



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