



**Cohalan
Downing**

First & Second Floor Office Suite

with Private Car Parking

FOR LEASE

ARDROSTIG HOUSE

BANDON ROAD, BISHOPSTOWN, CORK. T12 W6KW



021 427 77 17

> www.cohalandowning.ie

Ardrostig House is an iconic red brick building offering occupiers a ready-to-go suburban office solution in close proximity to Cork City Centre, Wilton, Mahon and the CUH.

This strategic location offers immediate access to the N40 South Link Road Network connecting the Jack Lynch Tunnel with Ballincollig. The property fronts the Bandon Road (N71) providing excellent connectivity to the recently opened Viaduct Café & Market and beyond to West Cork.

Absolute Property Group now occupy the ground floor, leaving availability in the first and second floor office suite which extends to a NIA of **2,850 sq.ft (264.8 sqm)**. The current layout provides a combination of open plan and private offices. The internal division of the space is flexible and suitable for redesign and reconfiguration, to suit bespoke user requirements, if needed.

In addition to the dedicated office suite, occupiers of Ardrostig House will have the benefit of a shared reception area and use of the corporate boardroom.

The landscaped grounds provide private car parking with 19 spaces included as part of the lease.

Viewings Strictly By Appointment With Sole Agents

FOR LEASE

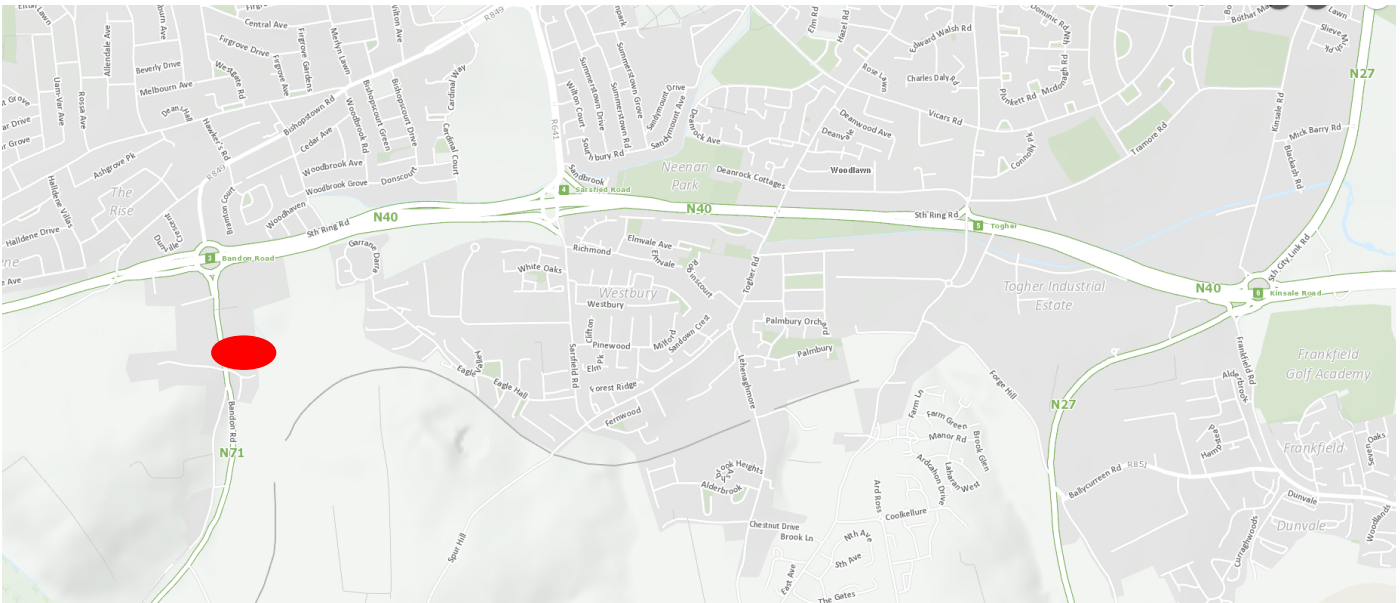
Location

The subject property is located at 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; O'Briens of Bishopstown, Inver Oil, Costcutter, Supermac's, Papa Johns, William O'Brien Storage & Crane Hire, Land Rover, Jaguar, Volvo, Audi, Circle K, Dunnes Stores and Denis & Mary Ryan Car Sales.

FOR IDENTIFICATION PURPOSES ONLY





Description

Ardrostig House comprises a landmark, 3 storey over semi-open basement office building with private car parking. The property is arranged with a shared ground floor reception area and impressive first floor boardroom. The ground floor suite is occupied by Absolute Property with the first and second floor now available for immediate occupation.

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

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

Accommodation:

The approximate floor areas (NIA) for the available space are set out below for indicative purposes;

Floor	Sq. M.	Sq.Ft.
First	185.8	2,000
Second	79	850
Total Available	264.8	2,850



Viewing:

Strictly by prior appointment with Sole Letting Agents;

Rob Coughlan

E-mail: rcoughlan@cohalandowning.ie

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