



Office | Emmet House

Barrack Square Campus | Ballincollig | Cork



Modern ground floor office approx. 3,816 sqft



Fully fitted office suite, finished with a high-quality specification.



Air conditioning and raised access floors.



Mixture of open plan and private offices, meeting rooms and staff kitchenette.



6 car parking spaces.



Excellent public transport service.



Established location close to a range of local services including café/restaurants and retail units.



New lease available.

Modern fully fitted office in an exclusive campus

Ground floor accommodation in a modern office building. Internally the accommodation comprises a mix of open plan offices, private offices, meeting rooms, canteen, and male & female toilets. The accommodation is fitted out with raised access floors, carpet floor tiles, suspended ceilings, air conditioning and automatic lighting. The office has the benefit of ample natural light.



Location

Ballincollig is Cork's largest town located approx. 9km west of Cork City Centre. The town is well served by a large variety of local amenities, retailers and service providers including Oriel House Hotel, Dunnes Stores, Tesco, Aldi, Lidl, Supervalu, Primary Care Centre and Medical Centre.


The town is easily accessible and local connections include The South Link Road, N22 Cork to Kerry Road network along with several public transport options.

Barrack Square was completed in 2004 and comprises an exclusive office campus which is strategically located off Main Street, Ballincollig and located within walking distance of Castlewest Shopping Centre, several restaurants and the popular Ballincollig Regional Park.

Occupiers within the campus include VM Ware, O'Flynn Group, O'Connor Pyne & Co. and McCutcheon Halley Chartered Planning Consultants.



Schedule of Accommodation

Floor	Gross Sqm	Gross Sqft	Net Sqm	Net Sqft
Ground	354,5	3,816	334,9	3,596
 6 car spaces with this property				





 ORIEL HOUSE HOTEL

BALLINCOLLIG

N22

 CORK INSTITUTE OF TECHNOLOGY

 CORK UNIVERSITY HOSPITAL

 WILTON SHOPPING CENTRE

N40

N71

N40

N27

N20

CORK CITY
(10 MINUTES)

 THE KINGSLEY HOTEL

 UNIVERSITY COLLEGE CORK

PATRICKST
SOUTH MAL

Quoting Rent

€61,132 per annum exclusive

Service Charge

€11,550 per annum

Rates

€13,903 per annum.

BER

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Further Information & Viewing

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

David McCarthy T: 021-427 5079 E: dmccarthy@lisney.com

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Lisney

COMMERCIAL REAL ESTATE

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