



**Corporate Headquarters
(With Warehousing)**

Control's House, Shanbally, Ringaskiddy, Co. Cork



021 427 77 17
> www.cdacork.com

Exceptional office building extending to some 10,100 sq.ft to include warehousing and on site car parking and an abundance of circulation space on a manicured site of 1 Acre approx.

The property was originally constructed circa 1980 and has benefitted from substantial upgrading and refurbishment to an extremely high standard for its current incarnation which is ready for immediate occupation.

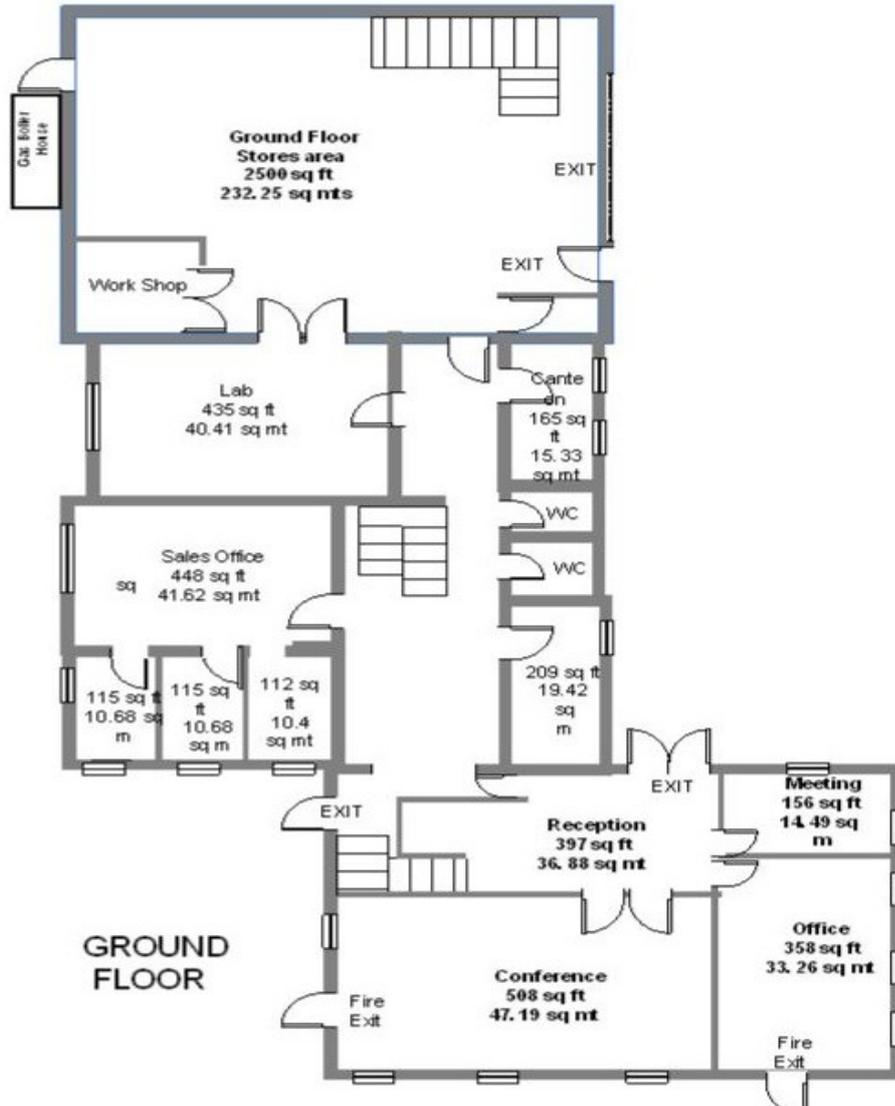
The property is ideally situated in a convenient location directly off the N28 Cork to Ringaskiddy corridor approx. 2km from the Cork Harbour Port and some 15km from Cork City Centre and 11km from Cork International Airport.

This established location provides easy access to the sprawling pharma industry situated in the immediate environs and is positioned to benefit from the re-location of the Cork Port to Ringaskiddy. The proposed revision and upgrading of the N28 corridor will further enhance the appeal of this ready to go Corporate HQ.

Viewings Strictly By Appointment With Sole Agency

TO LET

GROUND FLOOR:

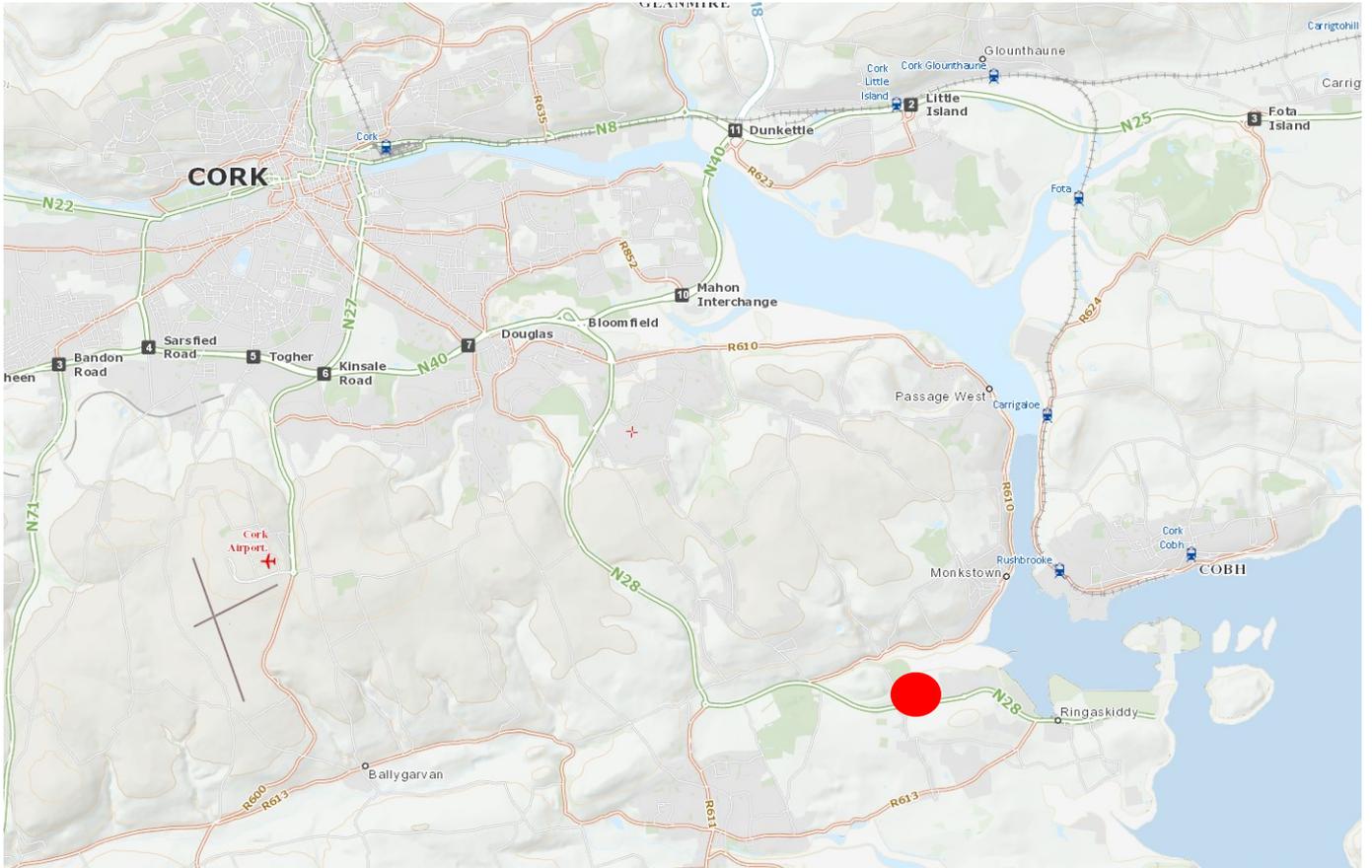


FIRST FLOOR:

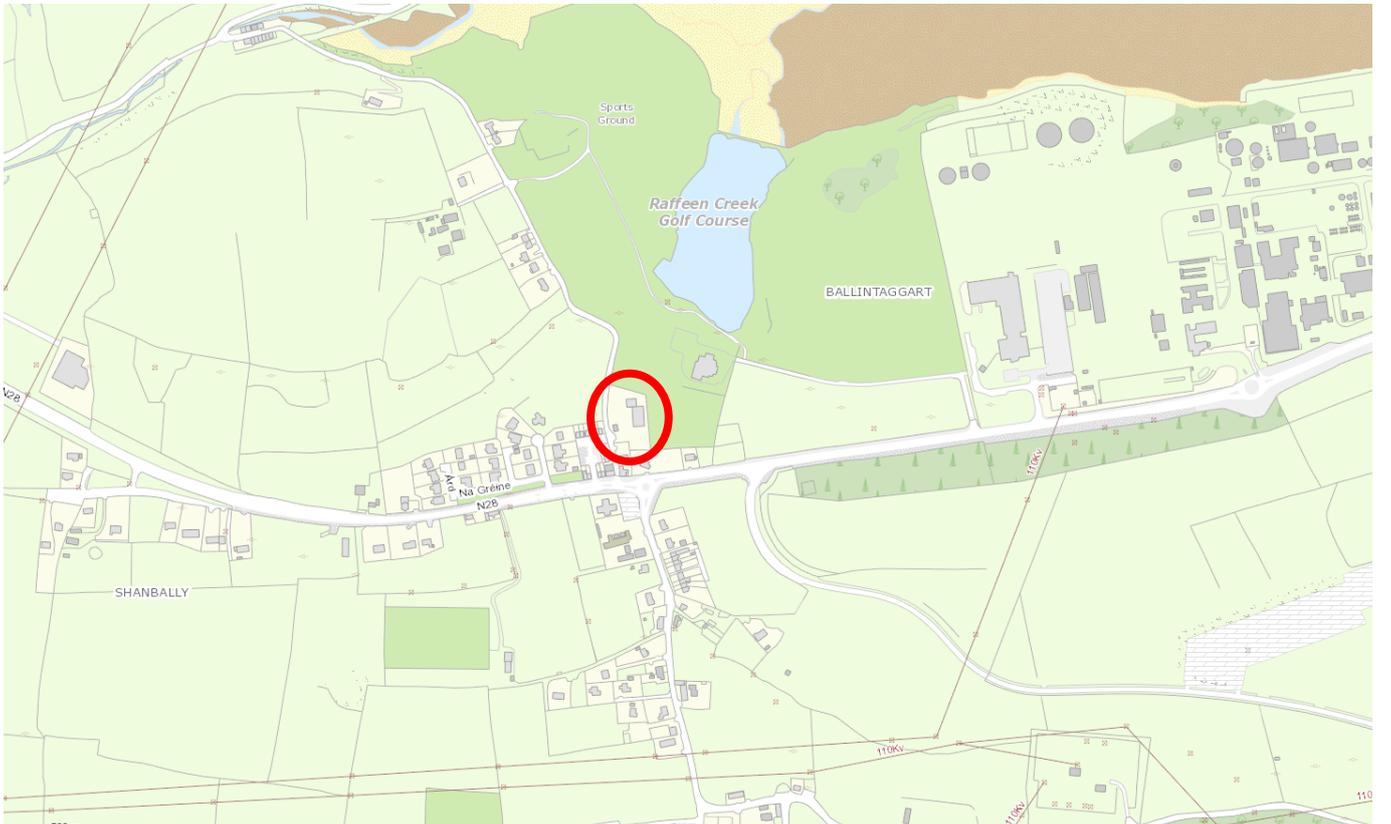


FLOOR PLANS - FOR IDENTIFICATION & GUIDANCE PURPOSES ONLY

LOCATION MAP - FOR IDENTIFICATION PURPOSES ONLY:



SITE AREA - FOR IDENTIFICATION PURPOSES ONLY:



Description:

Control House offers a ready to go 'Corporate HQ' in the emerging port district. Finished to the highest of standards the property is in turnkey condition and ready for immediate occupation. Laid out with a bespoke reception area finished in cut stone and marble which is further enhanced by the influx of natural light from the overhead glazing. The corner positioned boardroom is located off the main reception as is the client consultation room, both of which are equally well presented.

Additional accommodation includes substantial open plan and cellular office space over two floors, Staff Canteen and breakout areas, W.C Facilities, Former Labs/ Store Areas and the Warehouse/ Workshop with roller shutter door and a part suspended mezzanine level. The property also benefits from an additional detached storage building.

Accommodation:

Gross Floor Area	Sq. M Approx.	Sq. Ft Approx.
Ground Floor Office	337.5	3,633
First Floor Office	174.75	2,262
Warehouse	34.75	2,255
Warehouse Mezzanine	186.7	2,010
Total Area	787.5	10,160

Key Features:

Extremely High Standard of Finish, Turn Key Condition, Gas Central Heating, Air Conditioning, CCTV, Additional External Storage, Car Parking, Circulation Space.



Viewing:

Strictly by prior appointment with;

Rob Coughlan

E-mail: rcoughlan@cdacork.com

Or

Malcolm Tyrrell

E-mail: mtyrrell@cdacork.com

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