



UNIT 1B, FIRST FLOOR, 6 LAPPS QUAY, CORK

INVESTMENT OPPORTUNITY (Tenant Not Affected)

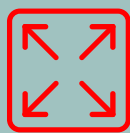
# LOCATION

The property is centrally situated in Cork city centre at Lapps Quay/ Clontarf Street in the heart of Cork's central business district. It is situated opposite the 4 star Clayton Hotel and is adjacent to the City Quarter office development. Lapps Quay adjoins South Mall and is within minutes walking distance of the bus and train station. Occupiers in the area include Deloitte, EY, Sherry Fitzgerald, Goodbody, GJ Moloney Solicitors, Baker Tilly, Crowleys DFK, Fitzgerald Legal & Advisory and Glandore.

Cork which is Ireland's second largest city has a population of 220,000 in the metropolitan area with just over 540,000 in the county. Cork is the main commercial, retail and education centre in the south of Ireland and it is home to global market leaders in pharmaceutical, healthcare, information and communications technology, biotechnology, professional and international financial services.



First Floor Office



Approx.  
379 sq.m(4,080 sq.ft)



Tenant  
Legal Aid Board



Current rental income  
€90,000 pa. exclusive



20 Year lease from  
20th December 2021



Rent review to market rent  
at 5 yearly intervals



Tenant break options on  
20/12/31 and 20/12/36 with  
6 months notice



Guide Price  
€1,050,000  
NIY 7.8%



SOUTH  
DOCKS

HORGANS  
QUAY

KENT RAIL  
STATION

PENROSE  
DOCK

NAVIGATION  
SQUARE

FIRST FLOOR  
6 LAPPS QUAY  
CORK

THE  
ELYSIAN

CLAYTON  
HOTEL



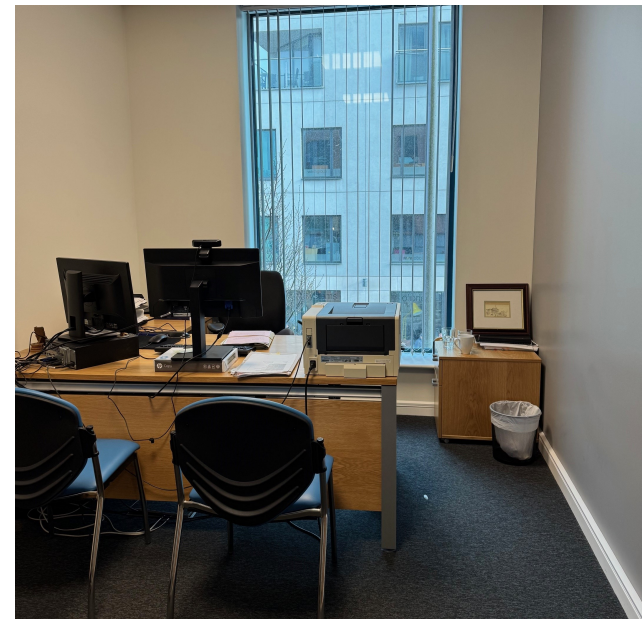
# TENANCY SCHEDULE

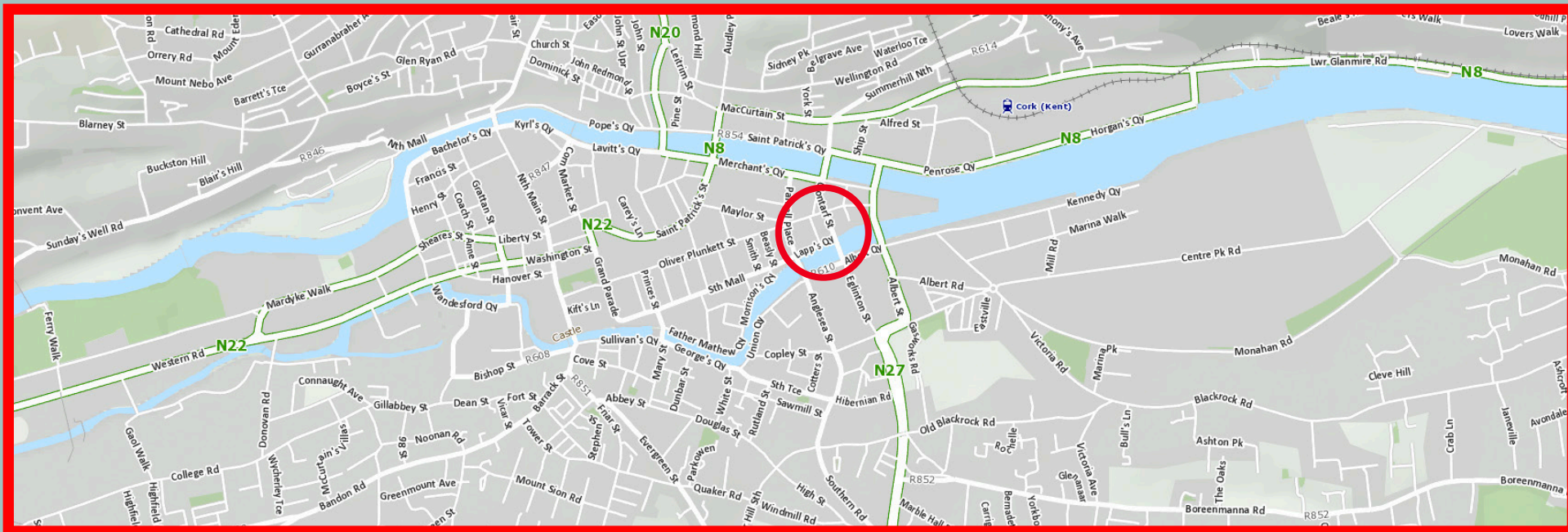
| Floor | Net Floor Area | Tenant          | Lease Start        | Rent Review        | Break Options   | Lease Expiry       | Annual Rent |
|-------|----------------|-----------------|--------------------|--------------------|---|--------------------|-------------|
| First | 4,080 Sq.ft    | Legal Aid Board | 20th December 2021 | 20th December 2026 | <ul style="list-style-type: none"><li>• 20th December 2031, six months notice</li><li>• 20th December 2036, six months notice</li></ul> | 19th December 2041 | €90,000pa   |

The Legal Aid Board is an independent statutory body responsible for the provision of Civil Legal Aid. Free legal aid is funded by the State of provided by the Legal Aid Board.

## DESCRIPTION

The property comprises a first floor office, part of a larger six storey office building. It provides high quality accommodation with generous floor to ceiling height, good natural light and it has access from the main entrance lobby in the building with lift and stairs to first floor. The property has a high quality office fit-out and it is laid out internally with open plan accommodation, four private office/ meeting rooms, conference room, breakout area, store, comms room and two phone booths.





## TITLE

Long Leasehold

## BER



BER No: 801040981

EPI : 181.29 kWh/m<sup>2</sup>/yr

## SOLICITOR

J.W O' Donovan, 27 South Mall, Cork

## FURTHER INFORMATION/ VIEWING

Strictly by appointment with sole letting agent Cohalan Downing Commercial Real Estate.

Margaret Kelleher | (087) 251 7266 | [mkelleher@cohalandowning.ie](mailto:mkelleher@cohalandowning.ie)

Edward Hanafin | (087) 221 8719 | [ehanafin@cohalandowning.ie](mailto:ehanafin@cohalandowning.ie)



14 South Mall,  
Cork, T12 CT91  
T: +353 (0) 21 427 7717

[www.cohalandowning.ie](http://www.cohalandowning.ie)

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Cohalan Downing, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Cohalan Downing as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Cohalan Downing as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Cohalan Downing, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Cohalan Downing. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Cohalan Downing PSRA No. 001641