



PRESTIGIOUS 'OWN DOOR'
Owner Occupier / Investment
Office Opportunity

23 Parnell Place, Cork City Centre. T12 T853

FOR IDENTIFICATION PURPOSES ONLY



021 427 77 17

> www.cohalandowning.ie

An imposing traditional 'own-door' building extending to over 2,000 sq. ft. ideally located fronting Parnell Place, immediately adjacent to South Mall and Lapp's Quay which together form part of the Cork City's Central Business District.

No 23 is very well presented having previously been in use as office accommodation for a prominent Insurance brokerage firm for many years.

This landmark building boasts an abundance of natural light and is strategically located adjacent to Oliver Plunkett Street and Patrick Street and a host of retail offerings, professional services, hospitality and entertainment venues.

The spacious and versatile accommodation comprises a large ground floor reception with a useful combination of open plan and private cellular offices, meet rooms, kitchen, toilets and ancillary storage overhead.

No 23 is available to purchase with vacant possession representing a rare owner occupier opportunity or a strategic 'Asset Management' investment. May suit alternative uses, **SPP**.

Viewings Strictly By Appointment With Sole Agency

FOR SALE

Location:

The property is centrally situated in Cork city centre, one block east of the city’s main retail thoroughfare, Patrick Street and within a short walking distance of South Mall and Lapp’s Quay. Cork city central bus station and Merchants Quay Shopping Centre and multistorey car park are located close by to the north. Other neighbouring occupiers include The Welcome Inn, The Poor Relation, The Maldron Hotel, UCC School of Business, Sliced, Cameron Bakery, PC Maestro, and The Italian Kitchen. The recent public realm enhancements at Parnell Place have positively raised the profile of the area.



Accommodation:

FLOOR	SQM	SQFT
Ground	61.3	660
First	55.7	600
Second	37.2	400
Third	37.2	400
Total Floor Area Approx	191.4	2,060

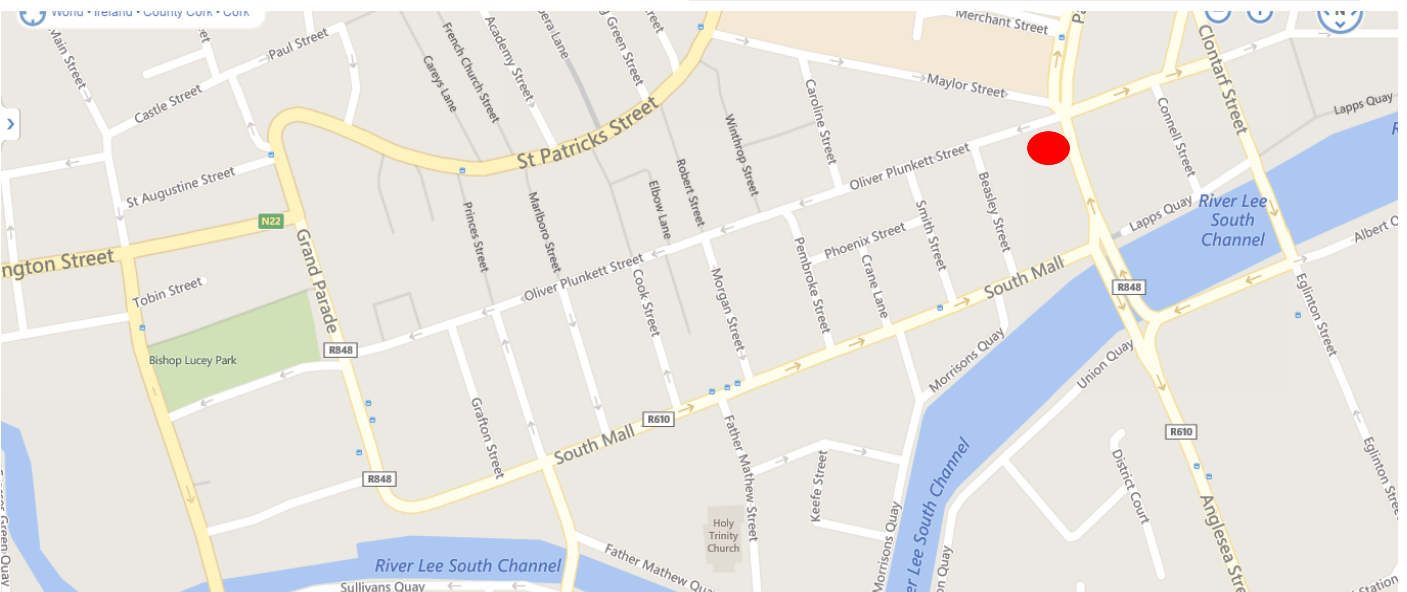


Viewing: Strictly by Appointment with Sole Agents

Contact: Rob Coughlan

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Rates: Approx. €8,600 per annum (2021)



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