

PRIME CITY CENTRE OFFICE OPPORTUNITY

FOR SALE BY PRIVATE TREATY



49

SOUTH MALL
CORK CITY
T12 C6CW

**SUBJECT
PROPERTY**
49 South Mall



Attractive opportunity for owner occupier's, investor's or developer's.

49 South Mall benefits from a prominent pitch on Cork's traditional Central Business District at the western end of South Mall near its intersection with Grand Parade.

Substantial four storey office building extending to approximately 968.8 sq m (10,429 sq ft) (excluding car spaces) comprising of a period mid terrace three bay building fronting the South Mall with a three story modern office building over surface car park to the rear constructed in the mid 2000's.

Including seven surface level secure car spaces accessed via Grafton Street.

LOCATION

The property is located on the South Mall in the heart of Cork's Central Business District, occupying a prime position opposite Cork War Memorial. The South Mall, which is well served by public transport, is the traditional business district of Cork and is home to a variety of local and international firms in various sectors to include banking, insurance, professional services, and technology. The South Mall and surrounding streets are home to a variety of hotels, gyms, bars, restaurants, cafés and the famous 'English Market'. Neighbouring occupiers include AIB, Bank of Ireland, UCC, KPMG, EY, Deloitte, Clearstream, PWC, Apple and Johnson Control's. St Patrick Street, Cork City's main shopping thoroughfare, is located in close proximity and is home to major retailers such as Brown Thomas, Dunnes Stores, Penney's, Flannels, Mango and Lifestyle Sports..

WHY CORK

- Cork, with a population of approximately 220,000 people is Ireland's second largest city.
- Cork is set to be the fastest growing Irish City over the next 20 years.
- Over 170 multi-national companies are based in Cork, employing 40,000 people demonstrating a strong track record in attracting investment.
- 7/10 of the world's top pharmaceutical companies are based in Cork. Voted the No.1 Small City for foreign direct investment friendliness in the Financial Times FDI Magazine in 2018/2019.
- Cork is a university city and home to over 30,000 students.
- Excellent accessibility through a modern International Airport which has 9 daily flights to London and flights to many EU hub airports including Amsterdam, Paris and Manchester. Cork is only 2.5 hours from Dublin via an hourly train service or by road via the M8 Motorway.
- 3rd Friendly city in the World (Conde Nast Traveler 2018).
- Cork is a vibrant city which is full of character and offers great work life balance.
- Major employers in Cork include Apple, Amazon, Dell EMC, Pfizer and Boston Scientific.

DESCRIPTION

Substantial four storey office building extending to a NIA of approximately 968.8 sq m (10,429 sq ft) plus 7 private car spaces. No 49 comprises a period mid terrace building fronting the South Mall with a more modern 4 storey rear extension fronting Grafton Street, constructed around a central atrium which floods the space with natural light. The property is fitted to a high standard and is laid out with an impressive reception area and boardroom, a series of meeting rooms, open plan & private offices and ancillary staff accommodation.

The upper floors are accessed via stairs located to the front and rear of the building making it ideally suited to multi occupancy, if required.



ACCOMMODATION

FLOOR	DESCRIPTION	SQ M	SQ FT
Ground	Office	172.5*	1,857*
First	Office	288.0	3,100
Second	Office	250.7	2,699
Third	Office	257.6	2,773
Total		968.8	10,429

* Excludes area occupied by car park 173 sq m (1,860 sq ft)



BER DETAILS

BER D1

TITLE

Long Leasehold.

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GUIDE PRICE

On application.

VIEWING

View by appointment with joint agents Cushman & Wakefield and Cohalan Downing.

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