

4/5 Penrose Quay, Cork City Centre



**021 427 77 17**

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A substantial ground floor commercial premises, centrally situated in a profile location fronting the River Lee immediately adjacent to Kent Rail Station and within close proximity of Cork city centre.

The property extends to a total ground floor area of approx. 5,230 sq.ft (486 sq.m) and benefits from considerable glazed frontage.

The property is ideally suited for a multitude of uses to include retail/ showroom uses or alternative uses subject to planning.

Adjoining occupiers include Union Chandlery and the Penrose Wharf Business Centre

**Viewings Strictly By Appointment With Sole Agency**



**TO LET**



**Location:**

The property is situated on the north east side of Cork city centre on the main vehicular approach from the east, immediately adjacent to Kent Railway Station within walking distance of the CBD and Patrick Street.

**Description:**

The property comprises a large ground floor retail/ storage unit. The property benefits from a side loading door, additional storage at mezzanine level and considerable glazed frontage. Property also benefits from a limited number of private patron car parking spaces.

**Rates:**

Approx. €8,000 (2015)

**Guide Rent:**

€35,000 per annum exclusive

FLOOR	SQM	SQFT
Front Section	258	2,777
Rear Section	228	2,454
Mezzanine	28	300
<b>Total Gross Internal Area:</b>	<b>514</b>	<b>5,631</b>

**Viewing:**

Strictly by prior appointment with;  
**Rob Coughlan / Maurice Cohalan**

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