

**TO LET**

**Ground Floor, 31 Parnell Place,  
Cork, T12 YH95**

**Lisney**

COMMERCIAL REAL ESTATE

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**Lisney**

COMMERCIAL REAL ESTATE

## ABOUT THE PROPERTY

Ground floor commercial unit extending to approx. 65 sqm (704 sq ft)

Situated in the Central Business District



### LOCATION

The property is situated on Parnell Place adjacent to Merchants Quay Shopping Centre and Parnell Place bus station and minutes' walk from Kent Train station. The property is centrally located with office and retail destinations of South Mall, Oliver Plunkett Street and Patrick Street to the West and Lapps Quay and the expanding North and South Docklands to the East.

### DESCRIPTION

The property comprises the ground floor of a three storey mid terrace building. Internally the ground floor is laid out as a self-contained ground commercial unit which extends to approx. 65 sqm (704 sq ft) to include an open plan office, 2no. private offices/meeting rooms, kitchenette, comms room and W.C. The accommodation is finished with plastered & painted walls, suspended ceilings with air conditioning units in the front office and a mixture of timber laminate & tiled flooring. The property has the benefit of a second entrance from Merchant Street.

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The property is situated on Parnell Place adjacent to Merchants Quay Shopping Centre and Parnell Place bus station



## ACCOMMODATION

Floor	Sqm (NIA)	Sqft (NIA)
Commercial Unit	64	704

## RENT

€15,000 per annum exclusive

## RATES

Approx. €5,842.20 per annum

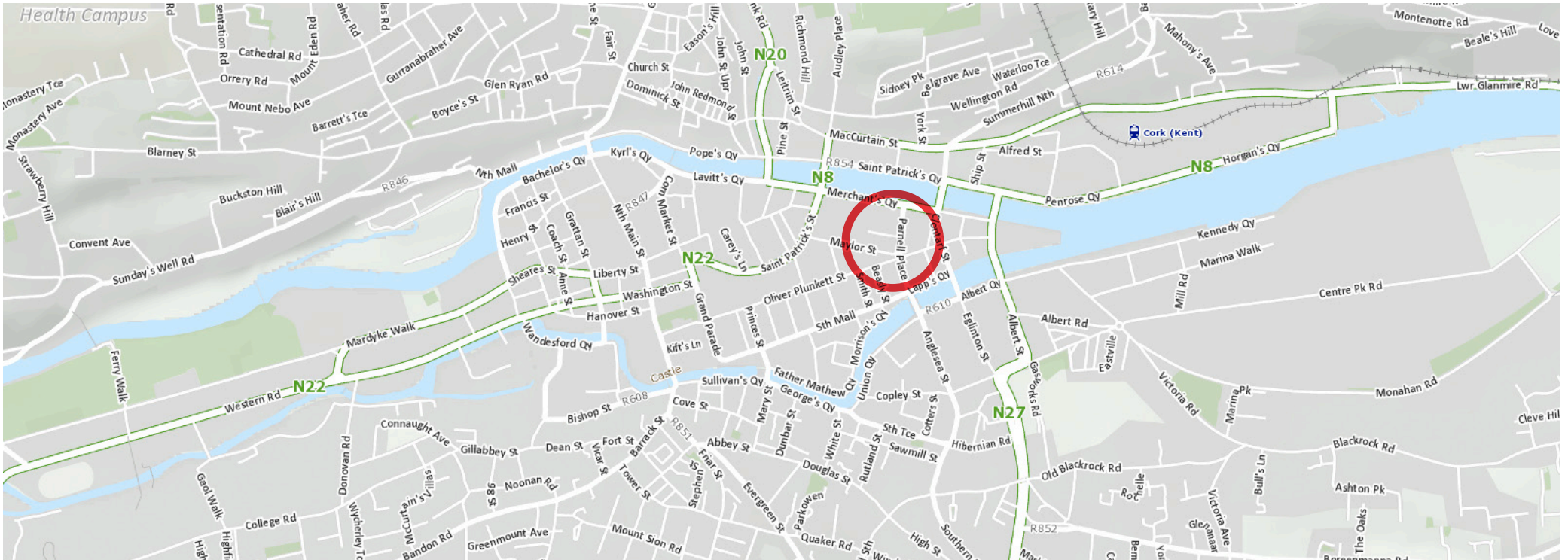


The property is situated in Cork's Central Business District.

BER INFORMATION



LOCATION MAP



For further information:

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Viewing Strictly by appointment with the sole letting agent Lisney.

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